



21 Old Town Close, Beaconsfield - HP9 1LF
£600,000

TIM RUSS
& Company



21 Old Town Close

Beaconsfield

- Quiet yet central Beaconsfield Old Town setting
- Beautifully presented throughout
- Three Bedrooms
- Generous sitting and dining room
- Useful conservatory opening onto the garden
- Principal bedroom with study area
- Private, low-maintenance paved garden
- Parking
- Walking distance of local shops and schools

Old Town Close is a small cul-de-sac development of modern properties ideally situated for easy access to both the Old and New Towns. Beaconsfield Old Town has a good range of facilities including popular restaurants, public houses and boutique shops. Beaconsfield New Town is about half a mile away and offers more comprehensive shopping facilities including Waitrose, Sainsburys and a Marks & Spencer Simply Food. There is also a library and a main line train station with services to London Marylebone (23 minutes approximately). The M40 (Junction 2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network.



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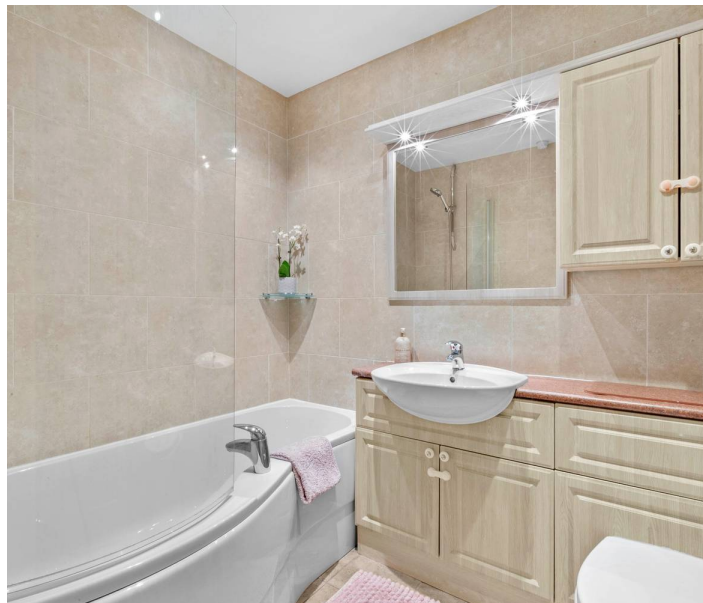
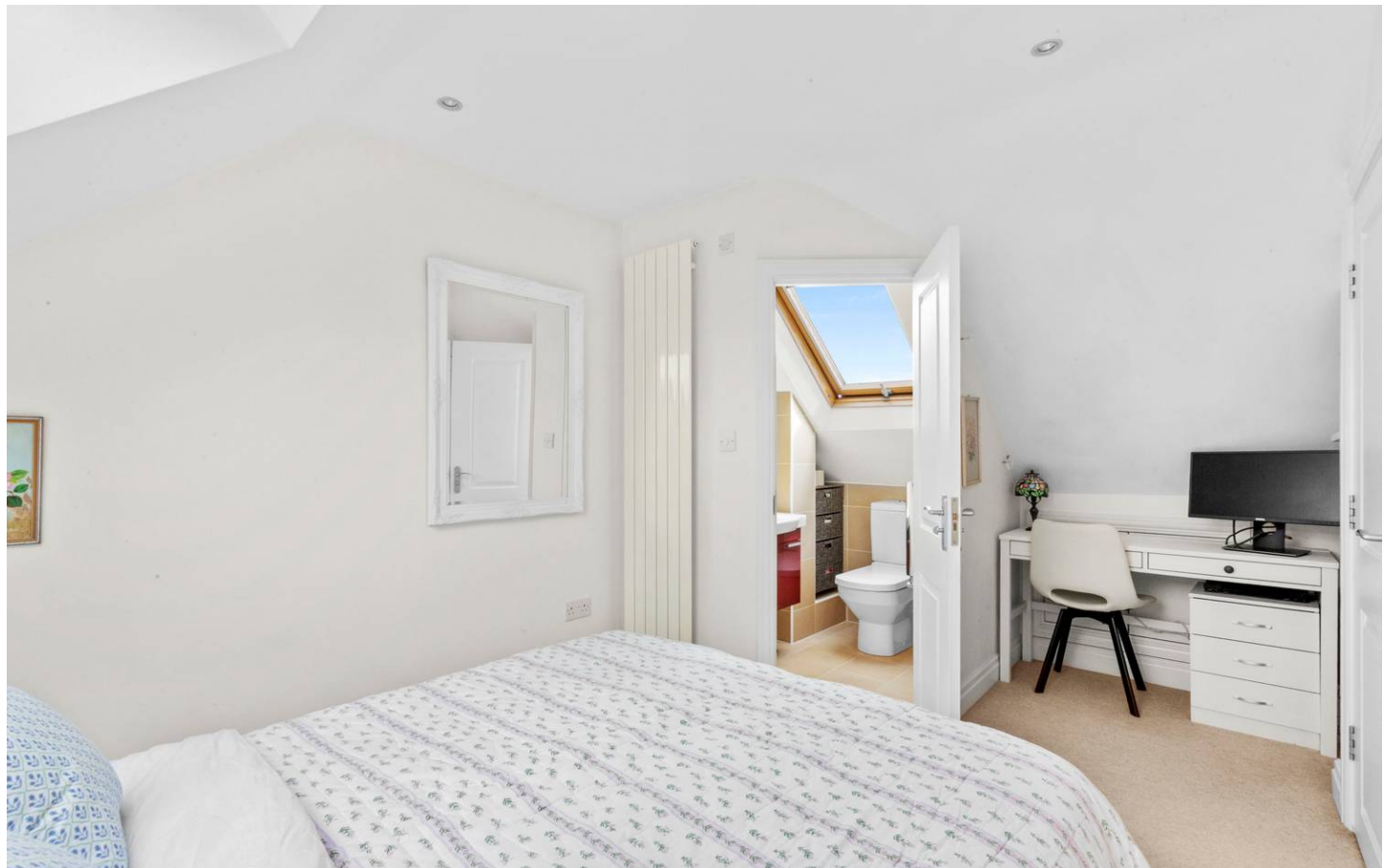
Beaconsfield

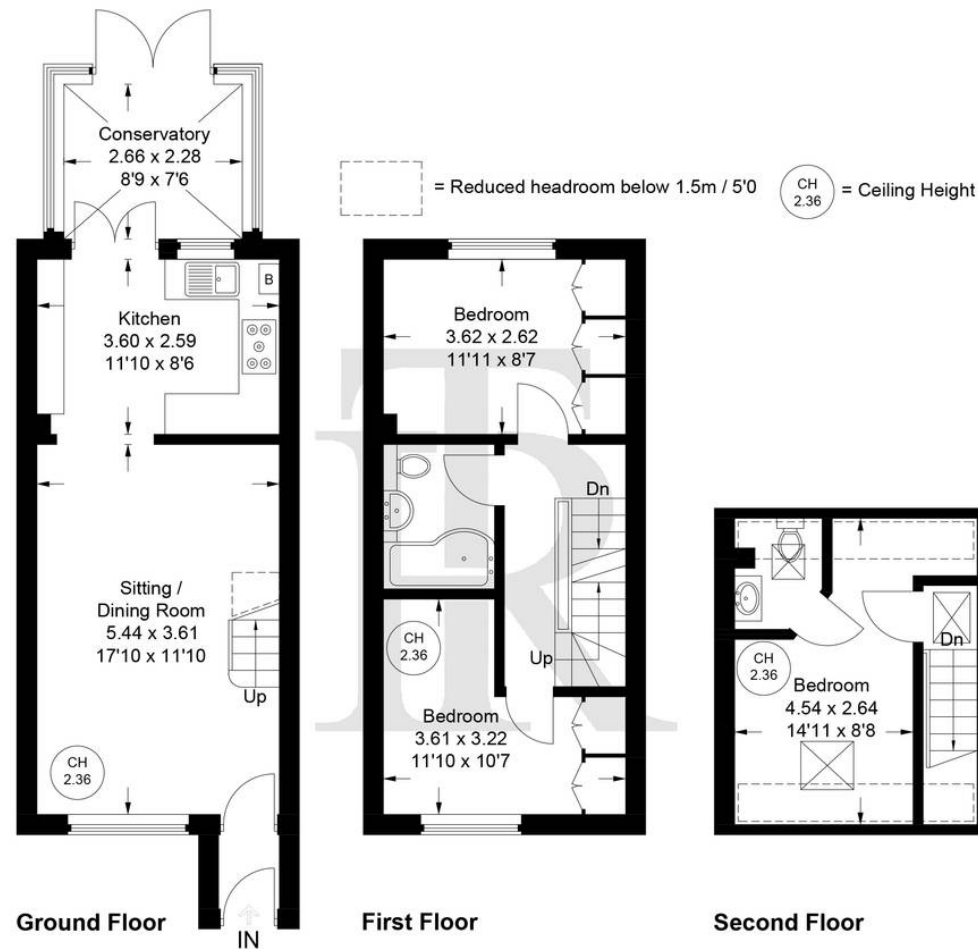
Tucked away in a central Beaconsfield Old Town setting, this beautifully presented home offers bright, versatile accommodation within easy walking distance of local shops, schools and everyday amenities. The ground floor has an open and sociable feel, with a generous sitting and dining room extending to almost 18 feet. Wooden flooring runs through into the modern kitchen, which is fitted with white cabinetry, wooden worktops and breakfast bar seating. Beyond, the conservatory benefits from underfloor heating and provides useful additional living space, with double doors opening directly onto the garden. Two well-proportioned bedrooms are arranged across the first floor, both benefiting from fitted wardrobes, alongside a modern family bathroom. The principal bedroom occupies the top floor, creating a more private retreat with a study area and its own cloakroom. Outside, the rear paved, low maintenance garden provides the perfect spot for alfresco entertaining. Brand new fence and large shed recently installed. While gated rear access leads towards the allocated parking space. Further on-street parking is available nearby. A welcoming and practical home in a particularly convenient Old Town location. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area
 Ground Floor = 38.2 sq m / 411 sq ft
 First Floor = 29.7 sq m / 320 sq ft
 Second Floor = 16.4 sq m / 176 sq ft
 Total = 84.3 sq m / 907 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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