



Baring Road, Beaconsfield - HP9 2NE

Offers Over £800,000

 **TIM RUSS**
& Company



Baring Road

Beaconsfield

- Town Centre Location - Close to Station and Shops
- Three Bedrooms
- Garage & Driveway Parking
- Living Room
- Dining Room
- Conservatory
- Kitchen
- Rear Garden

The shops and town centre are within a few hundred yards level walk and the town offers an excellent range of shops for day-to-day needs including Waitrose, Sainsburys and a Marks & Spencers Food Hall. Also within a very convenient distance is the library, the train station with journey times to London (Marylebone 35 minutes approximately). Beaconsfield Old Town has many restaurants and public houses and the M40 (Junction 2) is a little over two miles away giving good road access to London, Oxford, Birmingham and the M25 network.



Baring Road

Beaconsfield

This attractive Edwardian semi-detached house combines period character with practical, family-friendly space. To the rear of the garden sits a garage, presenting an exciting opportunity to create a home office or studio, subject to the relevant consents.

Two reception rooms flow together to create generous living and dining space, filled with natural light and opening directly onto the garden. To the rear, a well-planned kitchen/breakfast room connects to a conservatory, adding further flexible living space and garden access, along with a ground floor WC.

Upstairs, there are three good bedrooms and a modern family bathroom, with useful built-in storage and access to the loft.

The rear garden is partly laid to lawn with a large patio for entertaining, framed by mature hedging and offering access to the garage via the side passage and driveway.

A comfortable, light-filled home in a convenient and well-connected setting.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

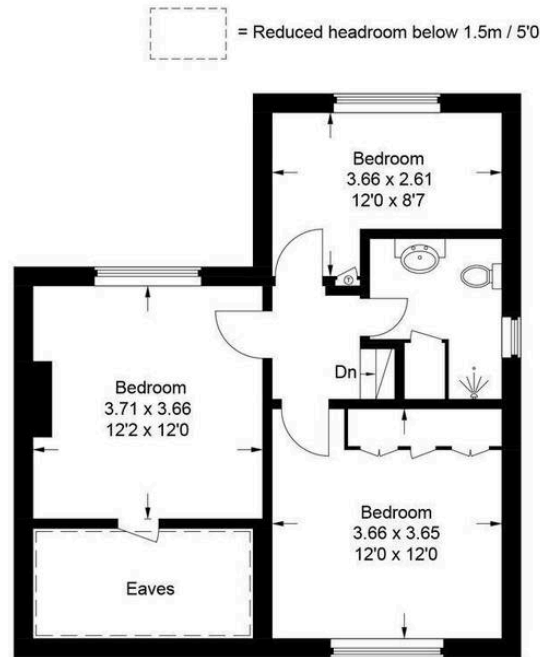
EPC Environmental Impact Rating: D



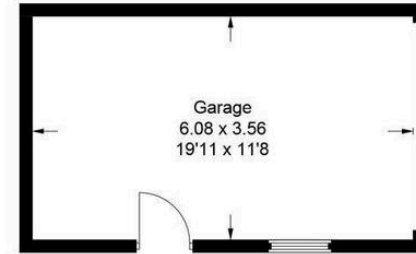
Approximate Gross Internal Area
 Ground Floor = 69.6 sq m / 749 sq ft
 First Floor = 51.7 sq m / 556 sq ft
 Garage = 21.5 sq m / 231 sq ft
 Total = 142.8 sq m / 1536 sq ft
 (Including Eaves)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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