

Flat 5, Boyne House, 9 Grove Road - HP9 1UN

Guide Price £600,000

TIM RUSS & Company







Flat 5

Boyne House, Beaconsfield

- No Onward Chain
- Exclusive Gated Development By Millgate Homes
- Prime Location Between Beaconsfield Old And New Towns
- Spacious 18ft Drawing Room With Elegant Fireplace
- Private South-Facing Balcony
- Beautifully Refitted Kitchen With Quality Integrated Appliances
- Two Generous Bedrooms With Fitted Wardrobes
- Private Garage, Allocated Parking Plus Visitor Parking

Ideally positioned between Beaconsfield Old and New Towns, the apartment enjoys a highly convenient location within easy reach of an excellent range of shops, restaurants and everyday amenities. Beaconsfield New Town offers Waitrose, Sainsbury's, Marks & Spencer Foodhall and a variety of independent boutiques, while the historic Old Town is renowned for its charming character, traditional pubs and restaurants. Beaconsfield railway station provides regular services to London Marylebone, with the fastest journeys taking approximately 25 minutes. The area is also renowned for its excellent schooling, both state and independent, while the nearby M40 and M25 offer convenient access to London, Heathrow Airport and [illegible]orway network.

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An elegant and beautifully presented first-floor apartment, built by the highly regarded Millgate Homes in 2001, ideally positioned between Beaconsfield Old and New Towns, within easy reach of the town centre and railway station. Set within an exclusive gated development with beautifully maintained communal gardens, the property offers spacious, light-filled accommodation and is offered with **no onward chain**.

Accessed via a communal entrance hall with lift access, the apartment features an impressive dining hall leading to a generous drawing room with an elegant fireplace and double doors opening onto a private south-facing balcony.

The beautifully refitted kitchen features contemporary units, Silestone worktops and quality integrated appliances. There are two well-proportioned bedrooms, including a spacious principal bedroom with extensive fitted wardrobes and a stylishly refurbished en-suite shower room. The second bedroom benefits from fitted wardrobes and a desk unit, making it equally suitable as a guest bedroom or study.

Further benefits include a single garage, additional residents' parking and visitor parking facilities.

Council Tax band: F

Tenure: Share of Freehold

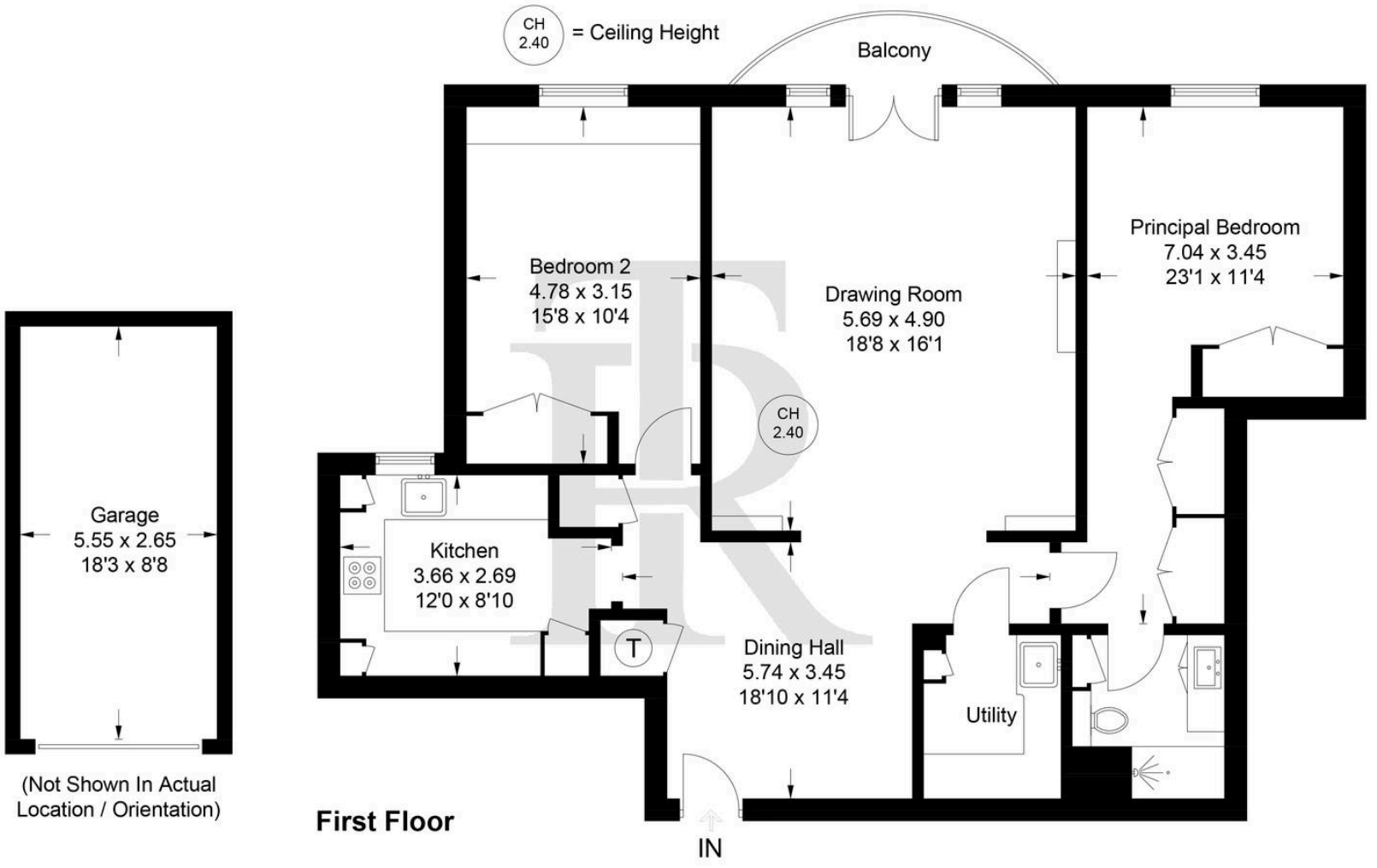
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









Approximate Gross Internal Area = 115 sq m / 1238 sq ft
(Including Garage)

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.

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