



9 Caledon Road, Beaconsfield - HP9 2BX
£1,465,000

 **TIM RUSS**
& Company



9 Caledon Road

Beaconsfield

- No onward chain
- Prime Caledon Road position
- Around 0.1 miles to Beaconsfield station
- Four double bedrooms
- Two bathrooms plus cloakroom
- Sitting room, dining room and study
- Kitchen/breakfast room and utility
- Mature and manageable garden
- Driveway for up to 4 cars

An impressive home on one of Beaconsfield's most desirable roads, offering well-balanced accommodation, a manageable private garden and a convenient lifestyle just a short walk from the town centre.



Caledon Road

Beaconsfield

The house has a warm and established feel, with well-balanced accommodation arranged over two floors. The ground floor offers a choice of reception spaces, including a sitting room, dining room, study and kitchen/breakfast room, giving plenty of flexibility for family life, working from home or entertaining. There is also a utility room, cloakroom and conservatory, creating a practical layout that works well as it stands while still offering scope for a buyer to personalise over time.

Upstairs, there are four bedrooms and two bathrooms, including a principal bedroom with en suite shower room. The accommodation feels comfortable and usable rather than excessive, which is part of the appeal.

Outside, the rear garden is private, mature and manageable, ideal for buyers who want attractive outdoor space without the upkeep of a large plot. There is room to sit, dine and enjoy the garden, along with a detached summer house that could be used as a quiet retreat, hobby space or occasional work-from-home area.

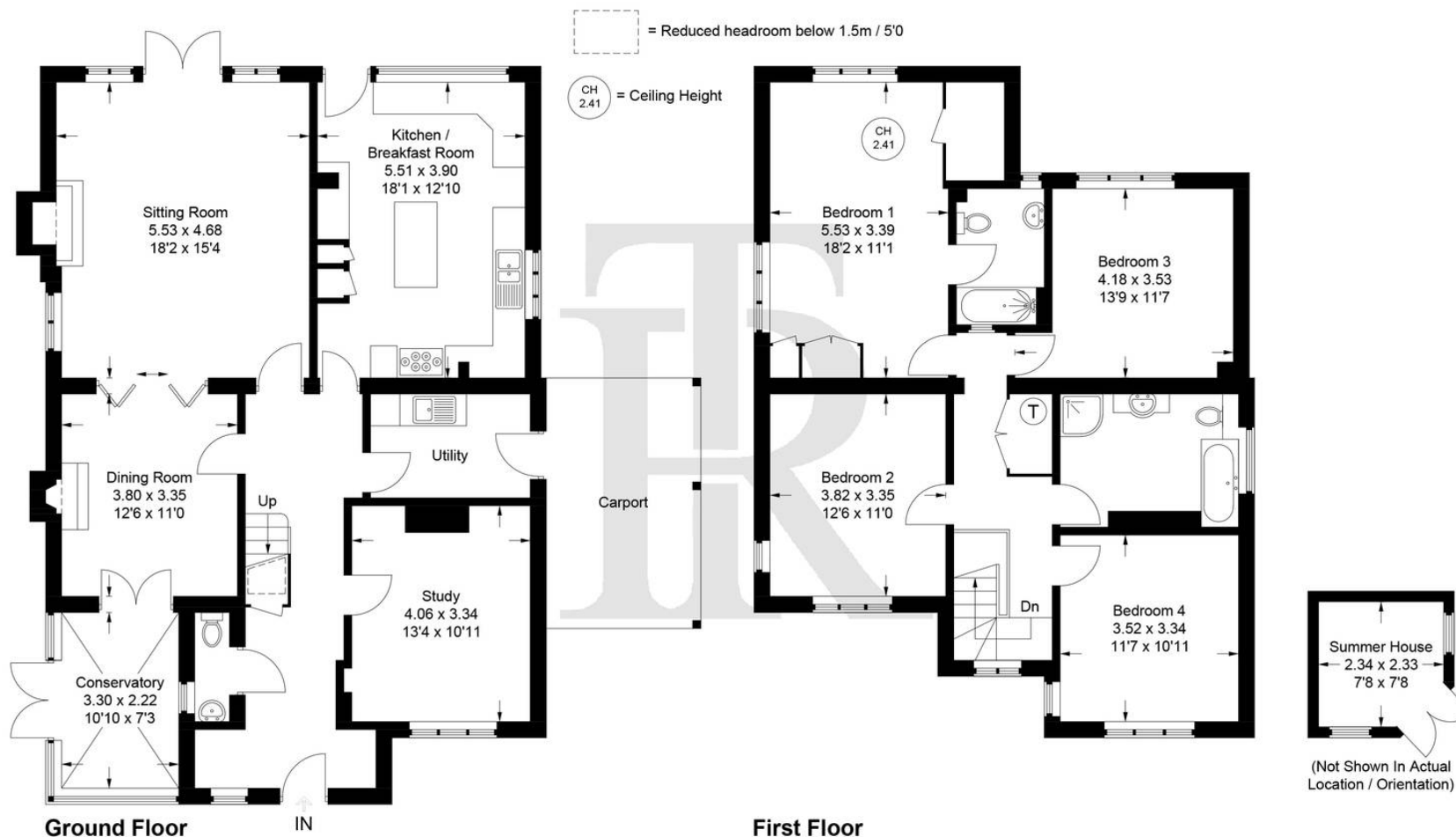
To the front, the property is set back from the road with driveway parking for up to 4 cars and a carport. The real strength here is the lifestyle: a detached home in a highly regarded central Beaconsfield location, with the station, schools, shops and restaurants all close by, while still offering privacy, character and a manageable home environment.

Council Tax band: TBD

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





First Floor

Approximate Gross Internal Area

Ground Floor = 114.1 sq m / 1228 sq ft

First Floor = 86.2 sq m / 928 sq ft

Summer House = 5.1 sq m / 55 sq ft

Total = 205.4 sq m / 2211 sq ft

(Excluding Carport)

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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