



11 Candlemas Lane, Beaconsfield - HP9 1AF

In Excess of £1,050,000

 **TIM RUSS**
& Company



11 Candlemas Lane

Beaconsfield

- Character Detached Family Home
- Four Good Size Bedrooms
- Sitting Room With Feature Fireplace
- Beautifully Fitted Kitchen/Breakfast Room
- Useful Family Room
- Occupying A Glorious Plot
- Excellent Potential For Further Extensions
- Situated In This Favoured Location

This property is well situated within a short walk of Beaconsfield Old Town offering many restaurants and public houses plus a weekly market. Also situated within easy reach of Beaconsfield New Town offering comprehensive shopping facilities including Waitrose, Sainsburys and a Marks & Spencer Simply Food combined with a variety of independent shops, restaurants and public houses. The main line train service gives access to Marylebone in approximately 25 minutes. The M40 (J 2) is only a short drive away giving access to London, Oxford, Birmingham and the M25 network. The area is well known for its excellent schooling and the retention of the grammar school system.



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Beaconsfield

An attractive extended four bedroom detached family home with further extension possibilities, subject to the usual planning consent, with planning once given to extend the front of the property. Occupying a glorious, secluded plot in this favoured location, only a short distance from both Beaconsfield New and Old town, the property sits well back from the road providing a long driveway for ample parking facilities.

You enter the property from the entrance hall with cloakroom and access to a lovely sitting room with feature fire place, there is a beautifully fitted kitchen/dining room with access to a useful family room/home office and the attractive rear garden. On the first floor are four good size bedroom and a superbly fitted family bathroom.

Outside the gardens are undoubtedly a fine feature of the property, which are of a generous size and very secluded, featuring a full width patio area leading onto a expansive area of lawn incorporating an extensive range of flower beds, enclosed by fencing and hedging.

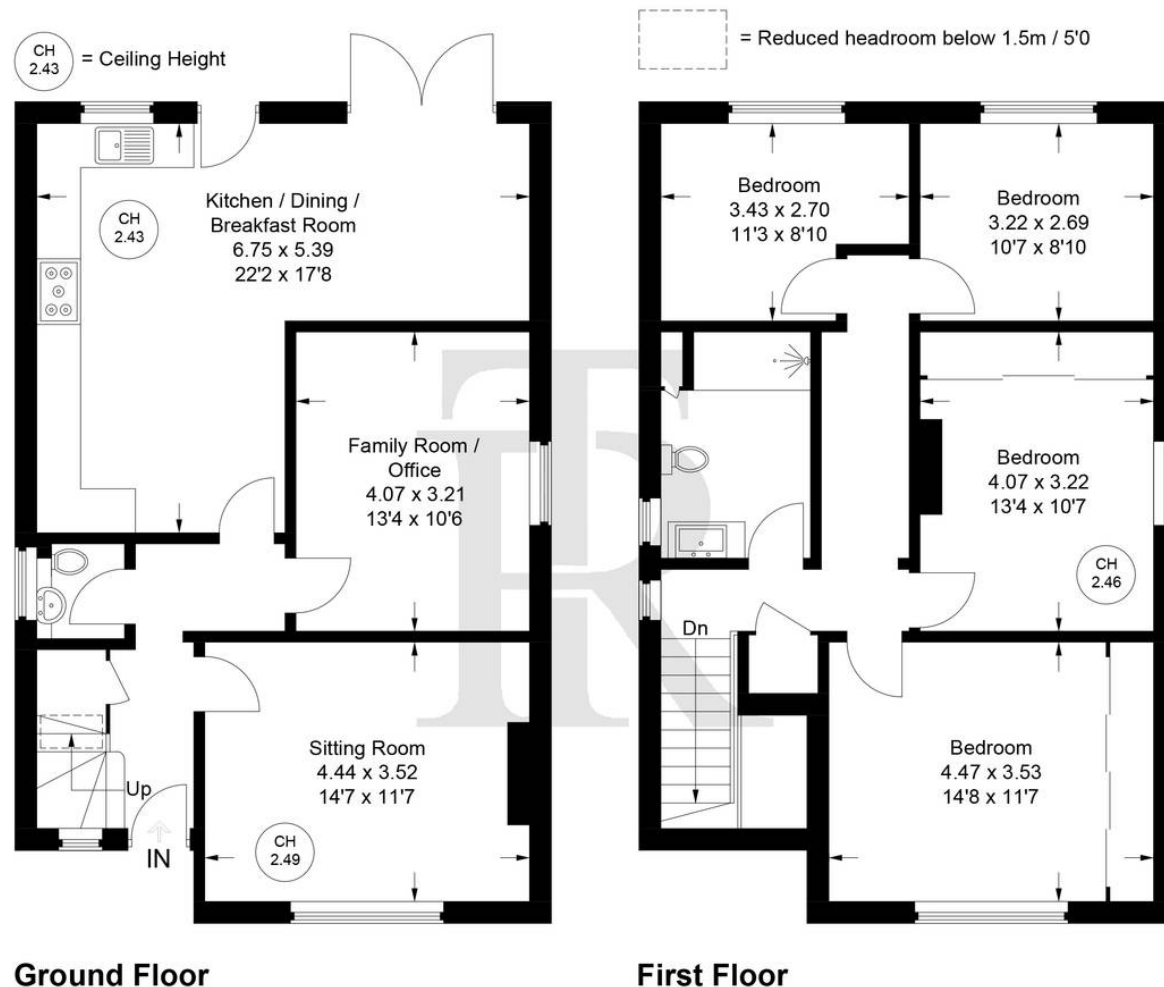
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Approximate Gross Internal Area
Ground Floor = 70.1 sq m / 754 sq ft
First Floor = 67.2 sq m / 723 sq ft
Total = 137.3 sq m / 1477 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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