5, Pinehurst Court, 40 Station Road - HP9 1AB

Offers Over **£625,000**

TIM RUSS & Company

5, Pinehurst Court

40 Station Road, Beaconsfield

- Ground-floor garden apartment with direct access
- Approximately 1,036 sq ft
- Convenient for Beaconsfield station, Old Town and New Town
- Two double bedrooms
- Two bathrooms, including en suite
- Generous living/dining room
- Separate fitted kitchen
- Secure gated development
- Two allocated parking spaces

Station Road is a popular residential location lying between the Old and New Towns of Beaconsfield. In the New Town there is a comprehensive range of shops for day to day needs including Waitrose, Sainsburys and Marks & Spencer Simply Food, whilst in the Old Town there is an excellent selection of both restaurants and bars. The main line train service links directly into London Marylebone on the Chiltern line, the fastest journey is approximately 23 minutes. The M40 Junction 2 is less than 2 miles away linking directly with the M25, giving access to both London and Birmingham. There is a good range of sporting facilities in the area including a number of golf, rugby, cricket and tennis clubs plus leisure facilities.

5, Pinehurst Court

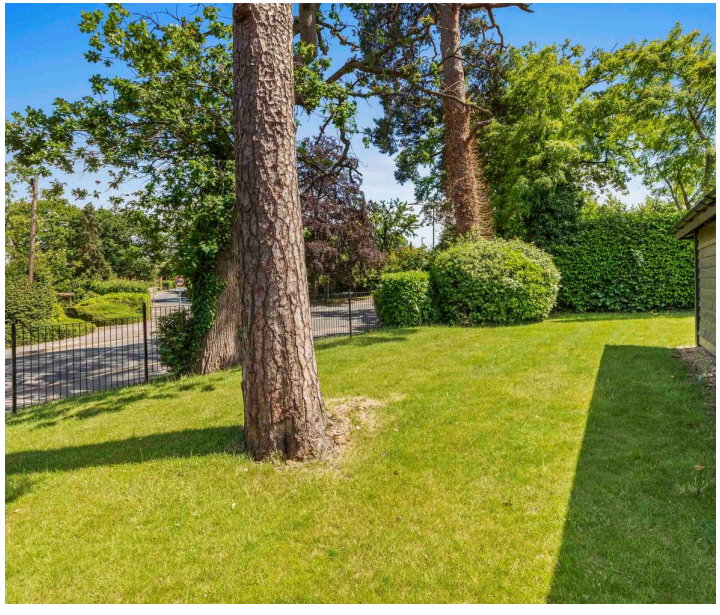
40 Station Road, Beaconsfield

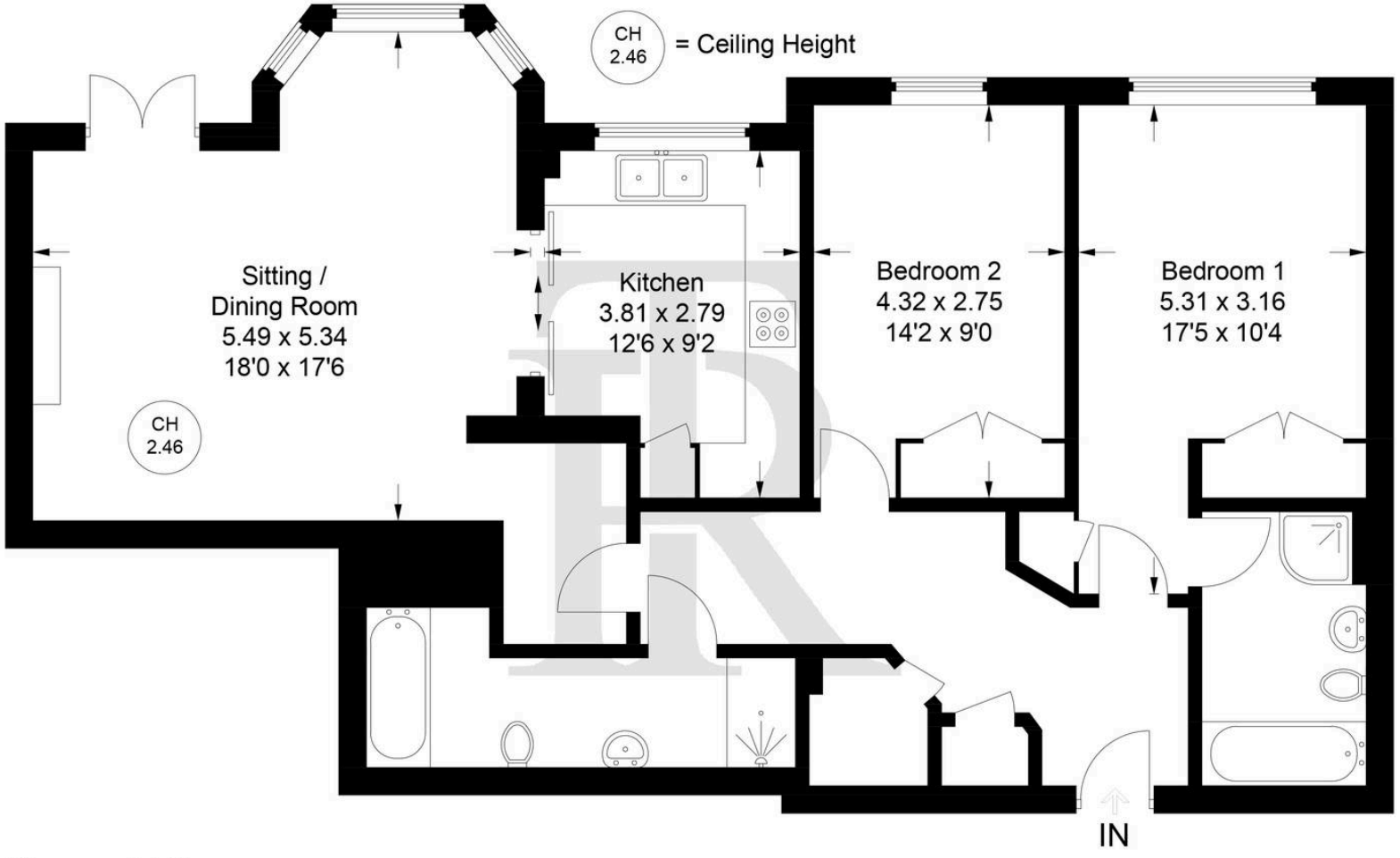
Set within the exclusive Pinehurst Court, a secure gated development on Station Road, ideally positioned for Beaconsfield station and both the New and Old Town. Extending to approximately 1,036 sq ft, the apartment offers an impressive sense of space and a particularly attractive connection with the outdoors. The elegant living/dining room provides ample space for both relaxing and entertaining, with glazed doors opening directly onto a private patio and beautifully maintained communal gardens. This exceptional feature gives the apartment a distinctive house-like quality, rarely found in such a convenient setting. The separate kitchen is well appointed and benefits from sliding doors, allowing the accommodation to be configured to suit individual preferences. There are two generous double bedrooms, with the principal bedroom featuring fitted wardrobes and a stylish en suite bathroom. A further well-appointed bathroom serves the second bedroom and guests. Pinehurst Court is approached via private electric gates and offers allocated parking together with attractive communal grounds. An exceptional opportunity for those seeking a sophisticated, low-maintenance lifestyle in one of Beaconsfield's most convenient and sought-after locations.
Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:





Ground Floor

Approximate Gross Internal Area = 96.3 sq m / 1036 sq ft

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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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Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
For more information please visit our website.

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