



25 Kendrick Avenue, Wilton Park - HP9 2BJ

Offers Over £750,000

 **TIM RUSS**
& Company



25 Kendrick Avenue

Wilton Park, Beaconsfield

- No Onward Chain
- Edge of Development
- Three Bedrooms
- Impressive Kitchen
- En-suite, Family Bathroom & Cloakroom
- Large Carport
- Gardens

Located in Beaconsfield, Buckinghamshire, a thriving market town and the perfect place to live if you are looking for a peaceful setting with easy access to nearby shops and excellent schools. The area is renowned for its outstanding education with a wide range of highly regarded state and private schools including; Butlers Court, The Royal Grammar School, Beaconsfield High School, High March and Davenies. Living in Buckinghamshire offers bountiful leisure options from golfing to tennis, cricket and football clubs, not to mention access to acres and acres of beautiful countryside on your doorstep. Enjoy country walks, leisurely afternoons in the many delightful local pubs and be part of a local community. Kendrick Avenue is a short walk from the Beaconsfield Town & Station which means you have easy access in and out of the City, with direct access to London Marylebone in approximately 22 minutes. The M40 is only a couple of minutes drive with easy access to the London.



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The entrance hall sets the tone immediately, with wall panelling in considered Farrow & Ball tones and light tiled flooring warmed by underfloor heating. Café-style shutters add character and privacy, while the living room opens onto the garden through French doors, drawing natural light throughout the space.

The kitchen/dining room is the heart of the home, featuring white cabinetry complemented by a floor-to-ceiling sage green cabinet unit, wood and solid-surface worktops, under-cabinet lighting and a hot water tap. Designed for both everyday living and entertaining, the space is practical as well as stylish. A WC completes the ground floor.

Upstairs, the principal bedroom benefits from mirrored sliding wardrobes and a well-appointed en-suite shower room. The second bedroom is generously sized with built-in storage, while a modern family bathroom serves the remaining bedrooms.

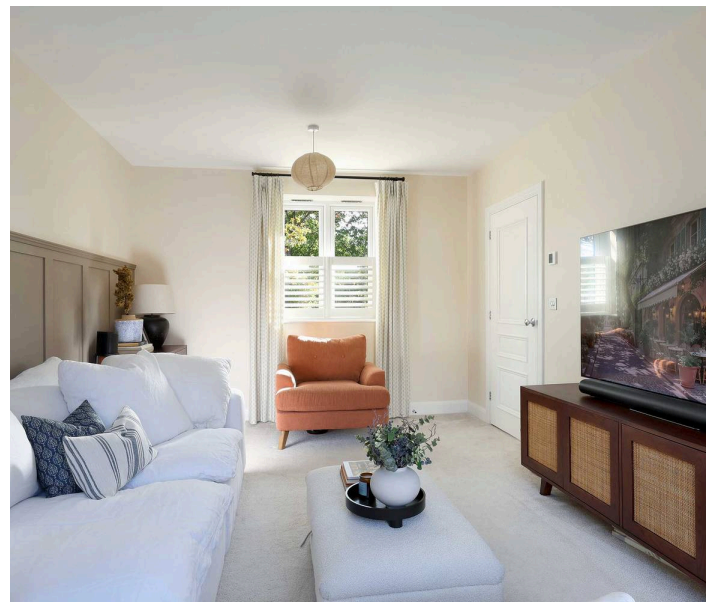
Outside, a paved patio leads to a well-kept lawn enclosed by timber fencing, with raised beds and integrated storage adding practicality. The carport extends to over 12 metres in length.

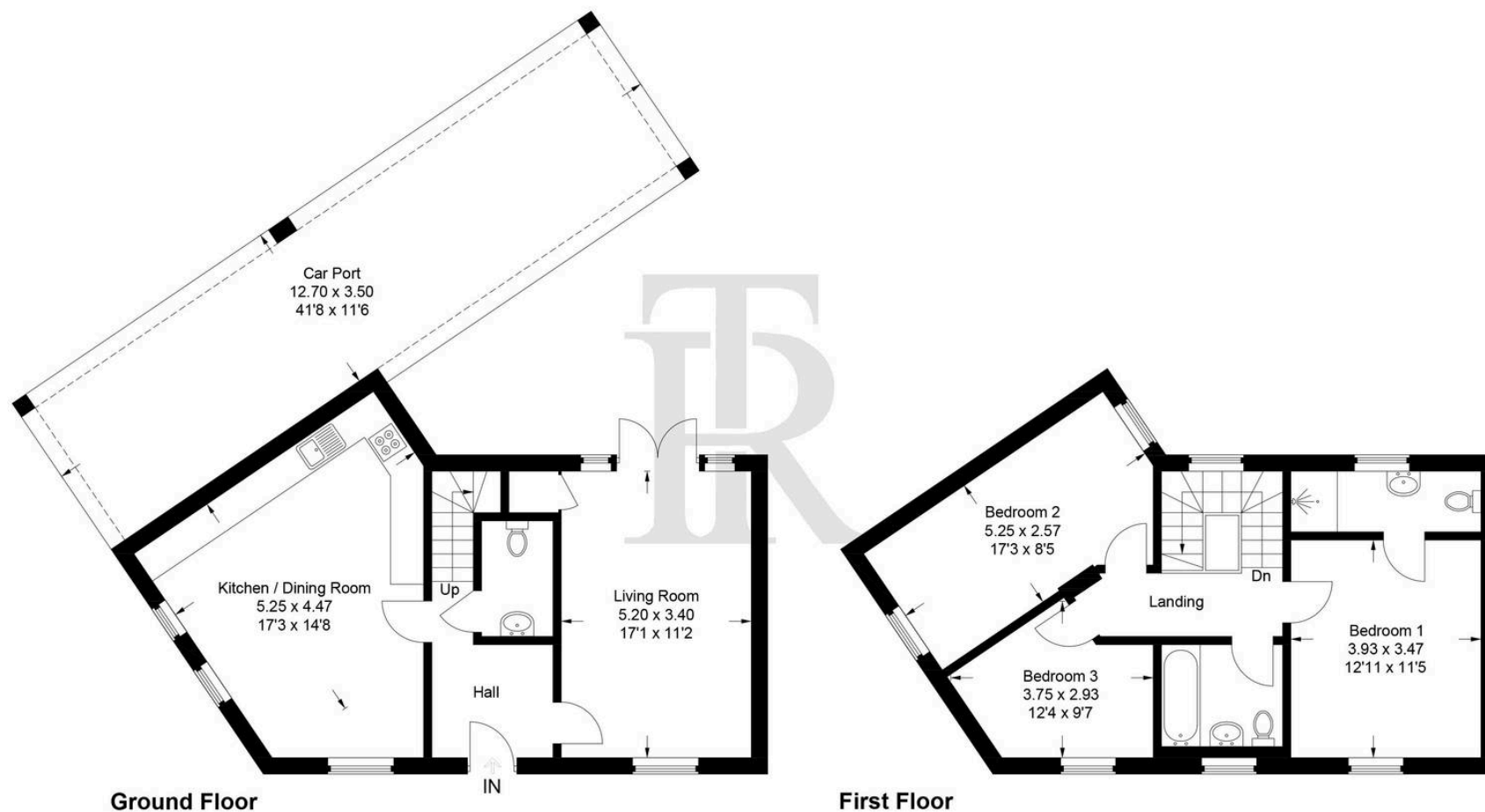
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Approximate Gross Internal Area
 Ground Floor = 53.9 sq m / 580 sq ft
 First Floor = 53.4 sq m / 574 sq ft
 Total = 107.3 sq m / 1155 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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