



40 Horseshoe Crescent, Beaconsfield - HP9 1LL

Guide Price £500,000

TR TIM RUSS
& Company



40 Horseshoe Crescent

Beaconsfield

- Attractive Early 20th-Century End-Of-Terrace Home
- Walking Distance To Beaconsfield Station
- Convenient For Both Old And New Towns
- Two Generous Double Bedrooms With Dual-Aspect Windows
- Charming Sitting Room With Fireplace And Bay Window
- Separate Dining Room And Well-Appointed Kitchen
- Secluded Courtyard Garden With Convenient Side Access
- Close To Highly Regarded Schools, Including Butlers Court

Beaconsfield is one of South Buckinghamshire's most desirable towns, renowned for its excellent schooling, attractive surroundings and superb transport connections. The property is conveniently positioned for both the historic Old Town, with its charming restaurants, cafés and traditional pubs, and the New Town, offering a comprehensive range of shops, including Waitrose, Sainsbury's and Marks & Spencer Foodhall. Beaconsfield railway station provides direct services to London Marylebone, making the location particularly appealing to commuters. Horseshoe Crescent is particularly well positioned close to the heart of Beaconsfield Old Town, with its historic character and amenities, while remaining within walking distance of the railway station.



40 Horseshoe Crescent

Beaconsfield

An attractive early 20th-century end-of-terrace home, ideally situated within walking distance of Beaconsfield station, the amenities of both the Old and New Towns and highly regarded local schools, including Butlers Court.

Retaining much of its original character, the property features high ceilings, large windows and well-proportioned accommodation. A welcoming sitting room enjoys an attractive fireplace, bay window and bespoke fitted cabinetry, while a separate dining room provides an ideal space for entertaining. The adjoining kitchen is well appointed with integrated appliances and direct access to the garden.

Upstairs are two generous double bedrooms, both benefiting from dual-aspect windows, with fitted wardrobes to the principal bedroom. A family bathroom and useful storage complete the accommodation.

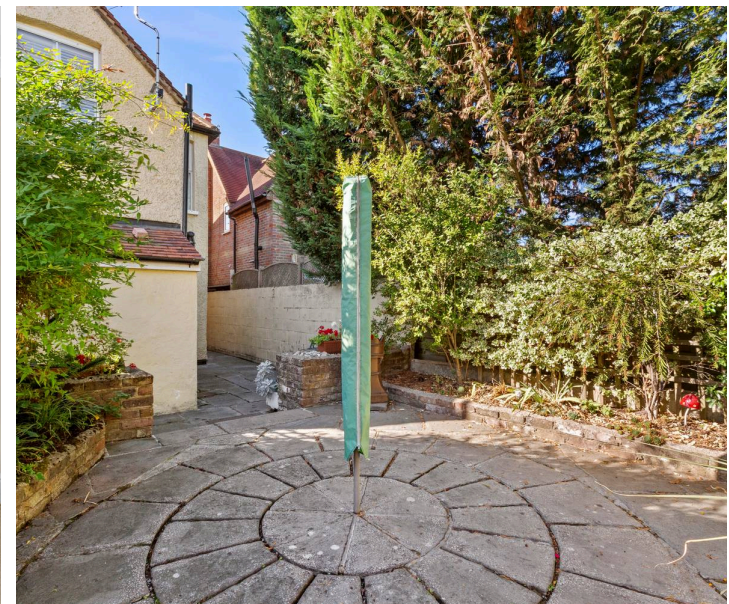
Outside, the property enjoys a secluded courtyard garden with mature trees, established shrubs and an attractive arbour, together with convenient side access.

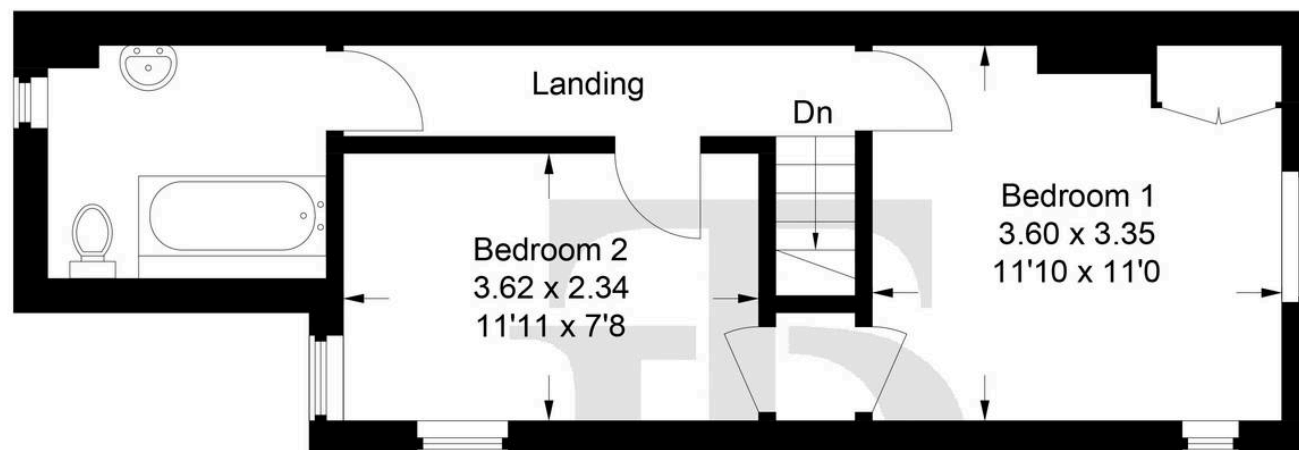
Council Tax band: D

Tenure: Freehold

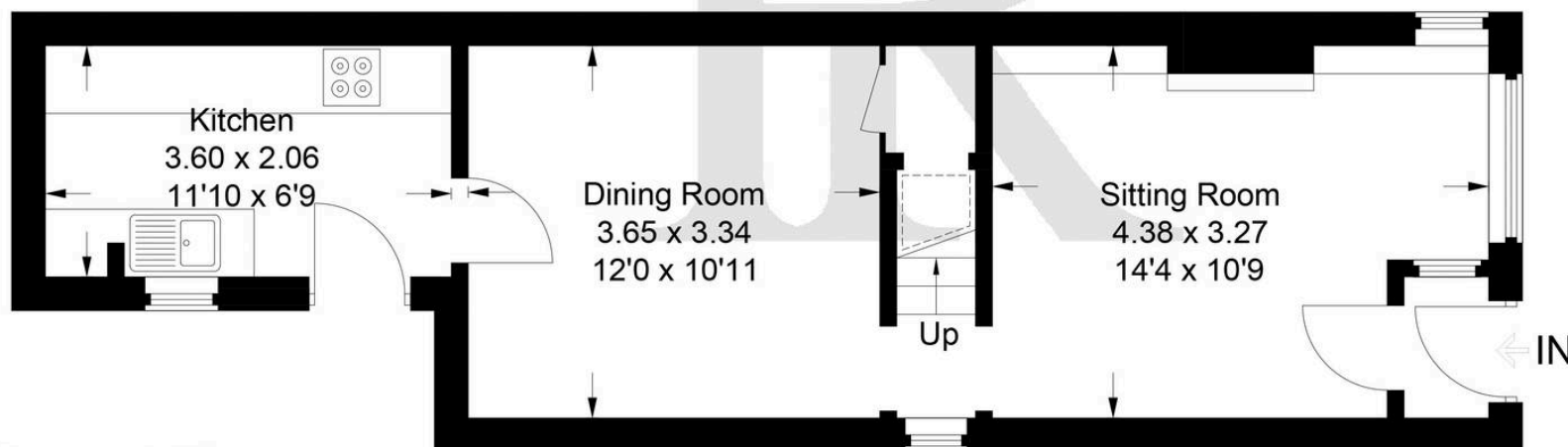
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





First Floor



Ground Floor

Approximate Gross Internal Area
73.2 sq m / 788 sq ft

Floor Plan produced for Tim Russ & Company.

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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