

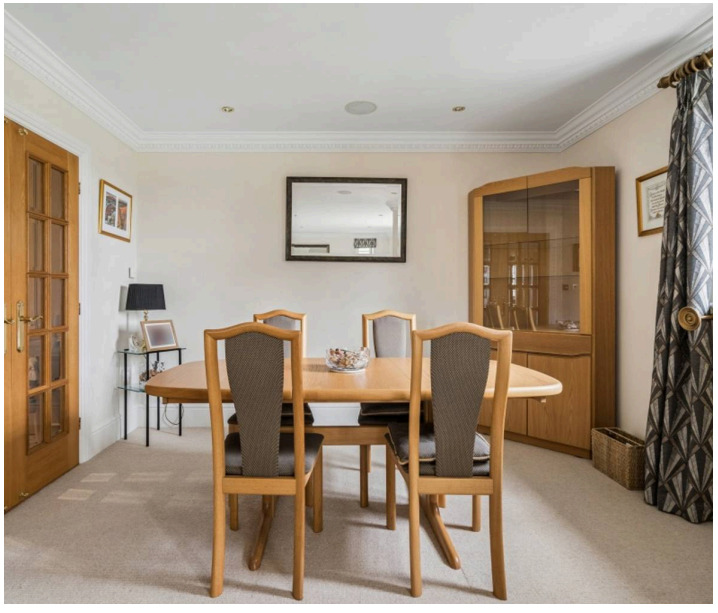
Flat 6, Boyne House, 9 Grove Road - HP9 1UN

In Excess of £600,000

TIM RUSS & Company







Flat 6

Boyne House, Beaconsfield

- Prestigious Gated Development
- Set In Glorious Grounds
- Conveniently Situated In Favoured Location
- Ideal For Both The Old & New Town
- Two Bedrooms & Two Bathrooms First Floor Apartment
- Lounge/Dining Room With Balcony
- Garage Plus Allocated Parking Facilities
- No Onward Chain

Situated in one of the prime residential roads in Beaconsfield and just over half a mile to the station. Beaconsfield New Town, with its extensive shopping facilities is popular with families and commuters. The picturesque Old Town dates back to the 13th Century and local amenities include a wide variety of restaurants, supermarkets and independent retailers together with a weekly market every Tuesday and a monthly Saturday farmers market. Gerrards Cross also offers an excellent range of shops, restaurants and an Everyman cinema. Beaconsfield mainline station operates trains into London Marylebone and Birmingham, while the M40 and M25 enable access to central London, Heathrow and Gatwick airports.

Flat 6

Boyne House, Beaconsfield

A wonderful, bright and airy first-floor apartment forming part of an exclusive gated development of just seven apartments, built by the highly regarded Millgate Homes in 2001. Ideally situated between Beaconsfield Old Town and New Town, the property is conveniently located for the railway station, local amenities, and excellent road links.

The apartment is approached via a long private driveway leading to the garage block, with a single garage included. The well-maintained communal entrance hall features lift access to all floors.

Internally, the property offers a spacious entrance hall with fitted storage, a bright living room with fireplace, dining area and double doors opening onto a south-west facing balcony. The fitted kitchen provides an excellent range of units together with integrated appliances.

The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the second bedroom is currently arranged as a study, offering flexible accommodation for guests or home working. A family bathroom completes the accommodation.

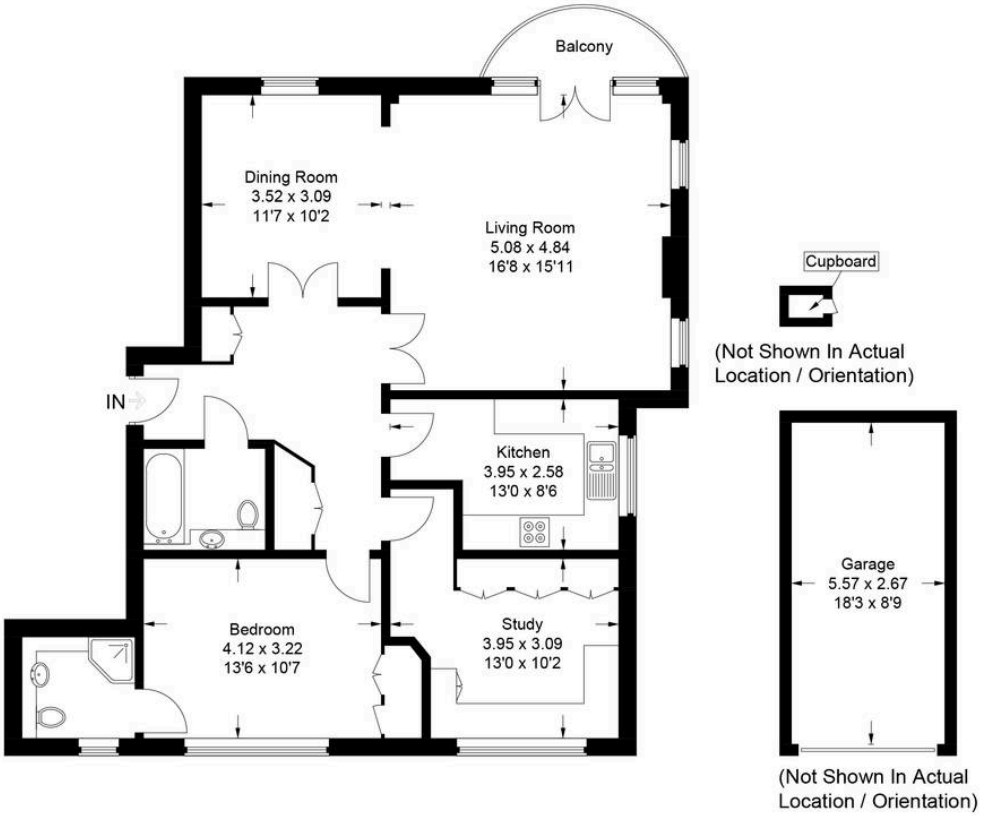
Externally, the apartment enjoys beautifully landscaped communal gardens extending to approximately one acre with a desirable south-westerly aspect.

Tenure: Share of Freehold
Council Tax Band: F
EPC Rating: C









6 Boyne House

Approximate Gross Internal Area = 94.9 sq m / 1,021 sq ft
Garage / Cupboard = 14.9 sq m / 160 sq ft
Total = 109.8 sq m / 1,181 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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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