



Tilsworth Road
Beaconsfield

TIM RUSS
& COMPANY



**28 Tilsworth Road
Beaconsfield
Buckinghamshire HP9 1TR**

- SUPERBLY POSITIONED FAMILY HOME
- POTENTIAL TO EXTEND STPP
- 4 BEDROOMS & A FAMILY BATHROOM
- LOVELY LARGE FLAT GARDEN, PLOT MEASURING JUST UNDER $\frac{1}{4}$ OF AN ACRE
- GARAGE & DRIVEWAY PARKING
- NO UPPER CHAIN
- ON THE MARKET FOR THE FIRST TIME IN 54 YEARS

£ 1,110,000 Freehold



The Property

A delightful four bedroom detached family home offering enormous scope to extend STPP. The property is well presented throughout and is situated in a popular tucked away setting with a wonderfully mature garden.

On the ground floor the hallway leads to the generous L shaped sitting/dining room with attractive original parquet flooring. The sitting area is dual aspect with a gas fireplace creating a focal point to the room, in addition a glazed door gives access to the rear garden. The dining area has a useful hatch to the kitchen with the room also benefiting from lovely views across the rear gardens.

The kitchen/breakfast room is fitted with a range of wall and base units and a useful larder cupboard, the rear porch has space for a fridge freezer and there is an additional cold store.

A snug and WC complete the downstairs accommodation.

On the first floor there is a spacious master bedroom with fitted wardrobe, a further three bedrooms, family bathroom and separate WC.

Outside

To the front of the property there is an area of lawn and driveway leading to a single garage.

The rear garden is an exceptional feature of the property and is a generous size and width. The garden is mainly laid to lawn with mature shrub and hedge borders to two sides with a fence border to the other. There is also a vegetable patch and a shed.

Location

Tilsworth Road is part of the Wattleton Park estate, which is near to the Butlers Court primary school as well as both the High School and Beaconsfield School.

South Bucks is well known for its excellent schooling and the retention of the grammar school system.

The centre of Beaconsfield New Town offers a range of shopping facilities including two major supermarkets, cafes and restaurants. The main line train station has services to London Marylebone (25 minutes approximately).

Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction 2) being only a

short drive away.

Directions

From our office proceed along Station Road towards the Old Town taking the third turning on the right-hand side into Wattleton Road. Follow Wattleton Road for about 0.8 of a mile taking the fifth turning on the right-hand side into Tilsworth Road. Number 28 can be found on the right-hand side.

EPC: D

Council Tax Band: G

Tenure: Freehold

Viewings

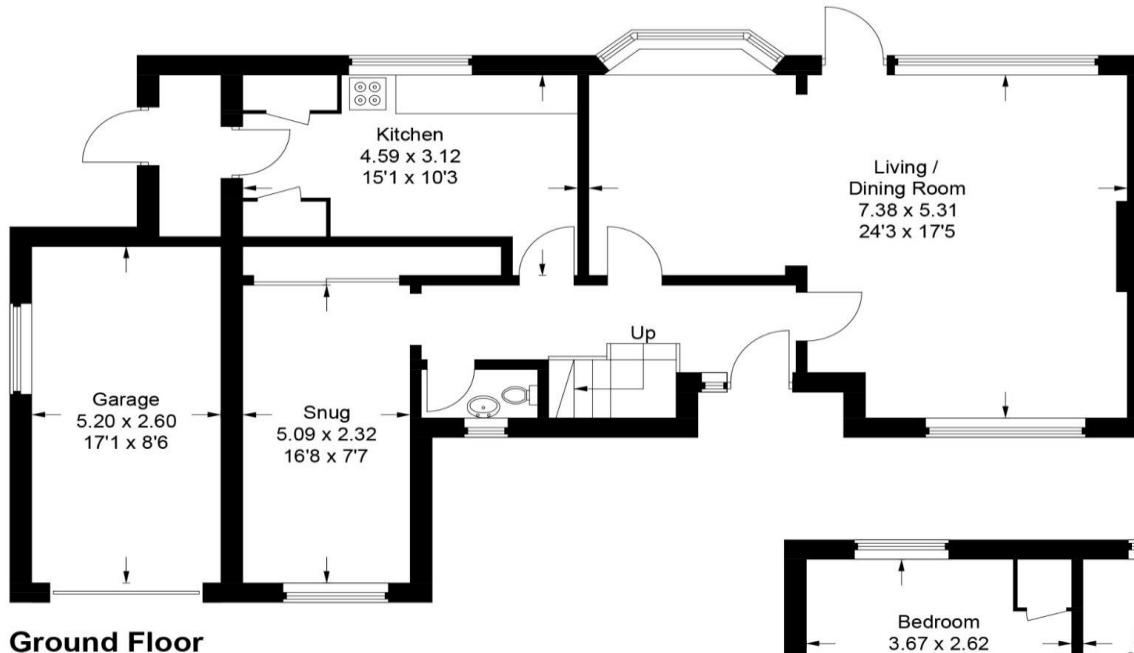
Strictly by appointment only.

Solicitors/Mortgage Advice

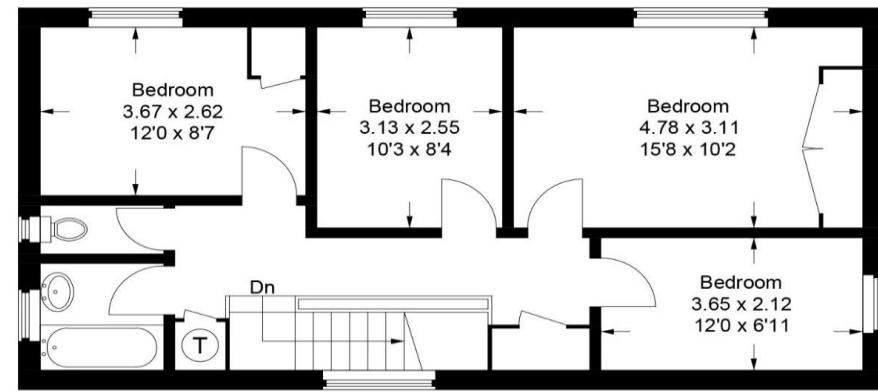
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

Ref:24/8195





Ground Floor



First Floor

28 Tilsworth Road

Approximate Gross Internal Area

Ground Floor = 72.5 sq m / 780 sq ft

First Floor = 59.9 sq m / 645 sq ft

Garage = 13.5 sq m / 145 sq ft

Total = 145.9 sq m / 1,570 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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