



Flat 4, Boyne House, 9 Grove Road - HP9 1UN
£675,000

 **TIM RUSS**
& Company



Flat 4

Boyne House, Beaconsfield

- No Chain
- Gated Development
- Balcony
- Garage
- 0.4 miles from Beaconsfield Station
- Glorious Communal Gardens

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 4

Boyne House, Beaconsfield

Stunning first floor two bedroom apartment, this exclusive block of only 7 apartments is a short stroll from both Old & New Town.

This spacious, beautifully maintained apartment is in a sought-after Beaconsfield development with lift access and immaculate communal areas. Inside, a generous entrance hall leads to a bright, triple-aspect living room with a gas fireplace and access to a sunny south-facing balcony overlooking the gardens.

The modern kitchen includes integrated appliances and a Glow-worm boiler, while the stylish main bathroom features a panelled bath, floating basin, and heated towel rail.

Both bedrooms are large doubles; the main has built-in storage and a sleek ensuite with shower. Each apartment also includes a private storage shed, plus access to a shared garden shed with power, water, WC, and shower.

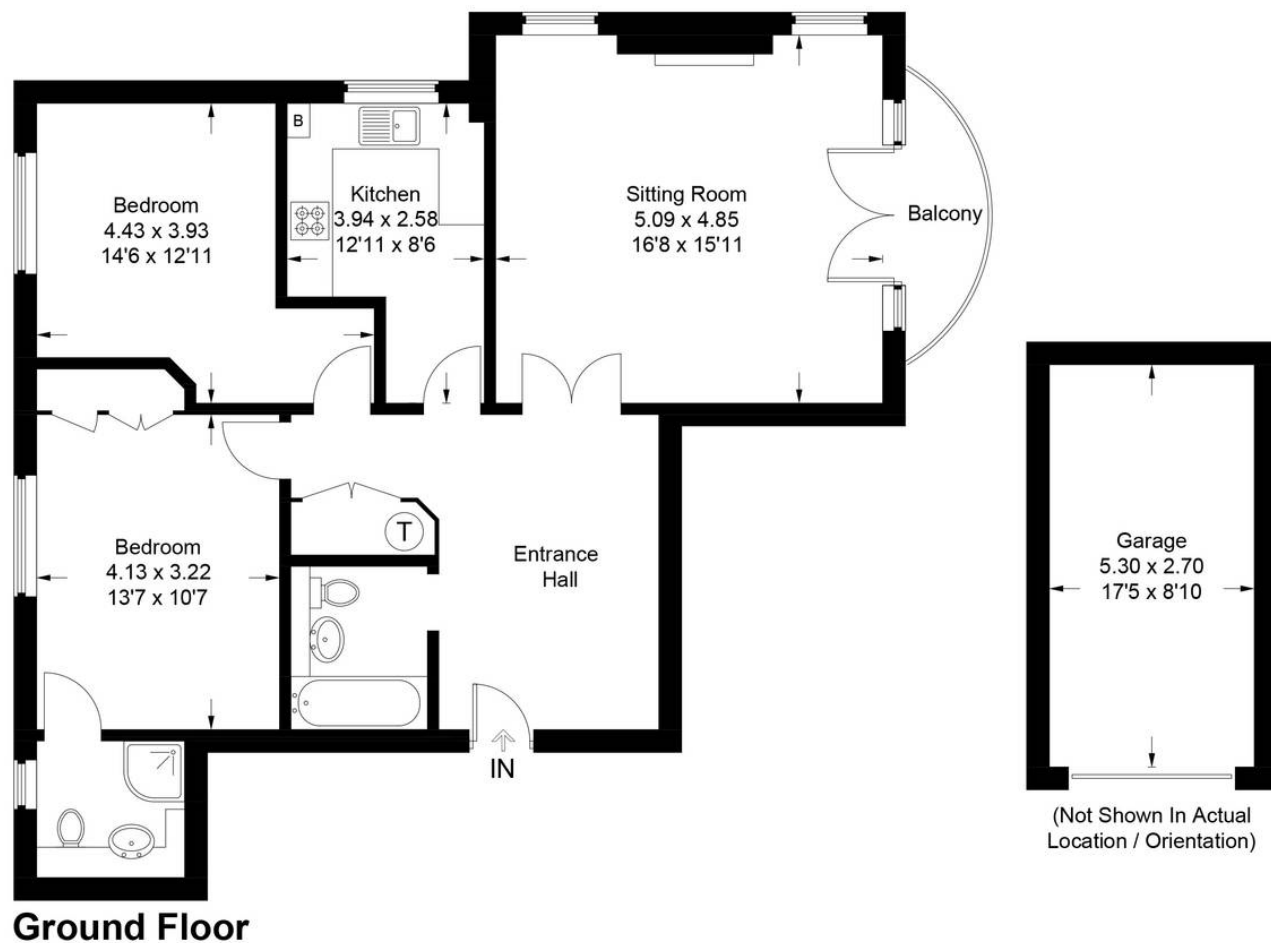
Council Tax band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Flat 4, Boyne House

Approximate Gross Internal Area
 Ground Floor = 88.1 sq m / 948 sq ft
 Garage = 14.5 sq m / 156 sq ft
 Total = 102.6 sq m / 1104 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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