



27 Rowan Close, Beaconsfield - HP9 1BE

Guide Price £535,000

**TR** TIM RUSS  
& Company





## 27 Rowan Close

Beaconsfield,

- No Chain
- South Facing Garden
- Cul-De-Sac
- Driveway Parking
- Spacious Family Home

Rowan Close is on the westerly edge of the picturesque town of Beaconsfield with its comprehensive range of restaurants and shops.

There are also local shops within easy walking distance and beautiful countryside walks within the Holtspur nature reserve. It is well served by road and rail links with Beaconsfield station at approximately 1.3 miles taking you into London in a journey time from 22 minutes. The M40 provides fast access to the M25, Heathrow and London.



The area is well regarded for its excellent grammar schooling including the ever-popular Royal Grammar, John Hampden and Beaconsfield High Schools. The popular catchment school, Holtspur Primary is within walking distance at approximately 0.3 mile away.



## 27 Rowan Close

Beaconsfield

Deceptively spacious three bedroom mid terraced home with a south facing garden, driveway, available with no chain.

Nestled in a quiet cul-de-sac, this 3-bedroom terraced home with no chain. This property offers spacious reception rooms, a kitchen and utility room with a downstairs W.C. Upstairs you will find three bedrooms and a family bathroom.

The south-facing garden is a sun-soaked paradise, perfect for lazy afternoons or al fresco dining.

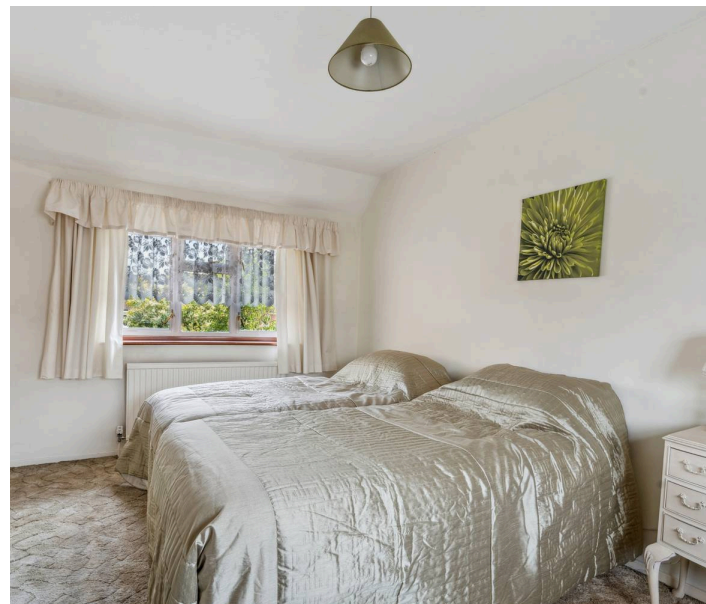
To the front of the property there is a driveway with area of lawn to side enclosed by gates & low level brick built wall.

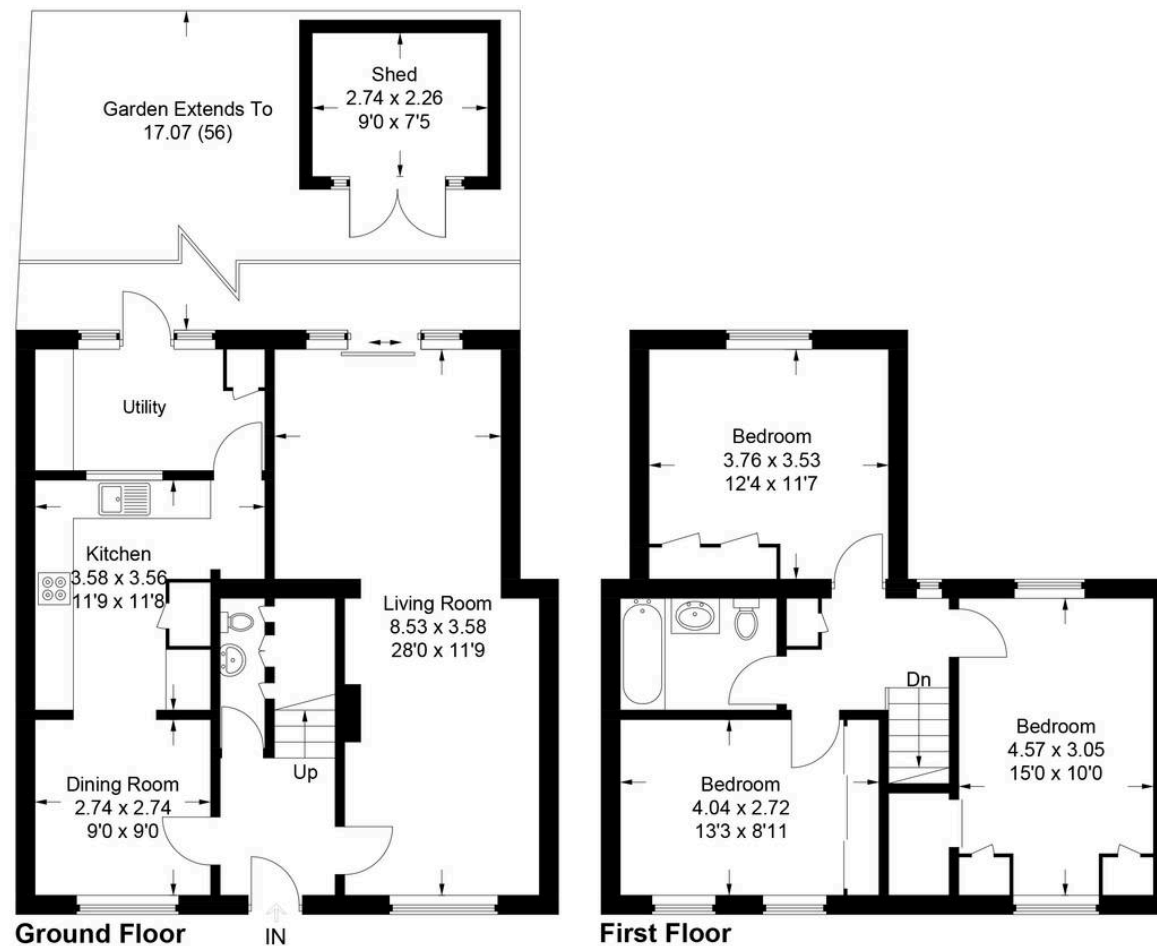
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## 27 Rowan Close

Approximate Gross Internal Area

Ground Floor = 65.5 sq m / 705 sq ft

First Floor = 53.4 sq m / 575 sq ft

Shed = 6.2 sq m / 67 sq ft

Total = 125.1 sq m / 1,347 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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## Tim Russ and Company

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