



167 Cherry Tree Road, Beaconsfield - HP9 1BB

In Excess of £1,000,000

TR TIM RUSS
& Company



167 Cherry Tree Road

Beaconsfield,

- An Extended 3/4 Bedroom Detached House
- Offering Excellent Extension Possibilities
- Occupying A Glorious Large Plot
- Spacious Kitchen/Dining Room
- Ground Floor Shower Room
- Two Separate Reception Rooms
- Excellent Parking Facilities
- No Onward Chain

Cherry Tree Road is a popular residential street, ideally situated between Beaconsfield's Old and New Towns. The highly regarded Holtspur Primary School is just a short walk away, adding to the appeal of this prime location for families. The nearby New and Old Towns of Beaconsfield offer a fantastic range of amenities, including high-end restaurants, shops, and supermarkets like Marks & Spencer, Waitrose, and Sainsbury's. For commuters, Beaconsfield Railway Station, located in the New Town, provides a direct service to London Marylebone in just 23 minutes via the Chiltern Line. Additionally, Junction 2 of the M40 is approximately 1.5 miles away, offering quick access to the M25 and the national motorway network, including London's major airports.



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Beaconsfield,

An excellent opportunity to acquire an extended 3/4 bedroom detached house occupying a glorious plot providing further extension possibilities, subject to the usual planning consent.

The property is situated in this favoured location approached by a good size driveway, giving access to the garage, providing ample parking facilities.

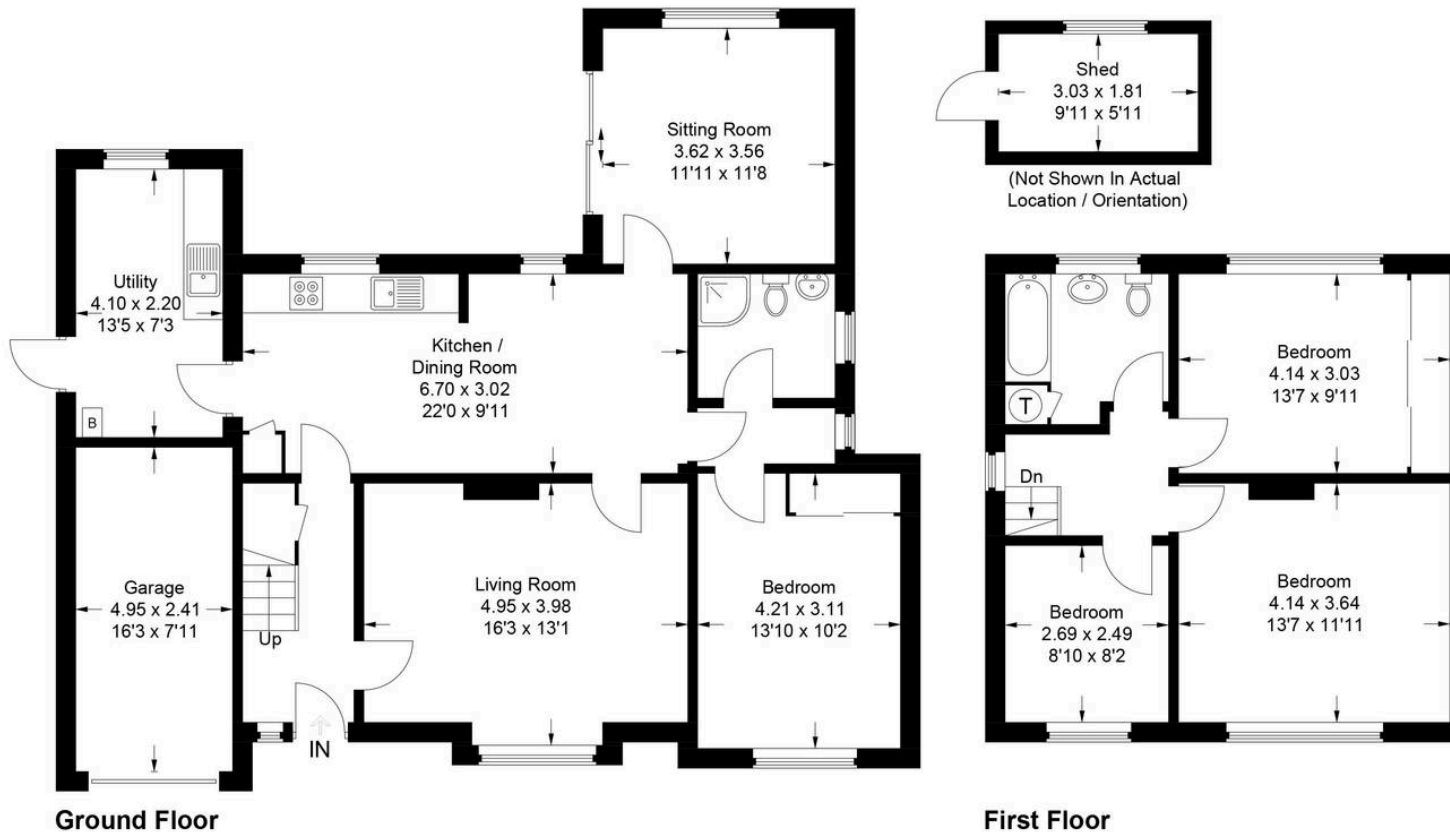
In brief the accommodation comprises entrance hall with stairs to first floor, a light and airy spacious living room, kitchen/dining room complimented by a utility room, second reception room is situated at the rear of the property overlooking the glorious garden, bedroom 4 which is served by a shower room.

On the first floor are three good size bedrooms and a family bathroom. As previously mention the property occupies a beautiful plot which is mainly laid to lawn with a variety of fruit trees.

Council Tax band: G

Tenure: Freehold





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Approximate Gross Internal Area

Ground Floor = 91.6 sq m / 986 sq ft

First Floor = 46.6 sq m / 502 sq ft

Garage / Shed = 17.4 sq m / 187 sq ft

Total = 155.6 sq m / 1,675 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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