



6 Garvin Avenue, Beaconsfield - HP9 1RD

Guide Price £750,000

 **TIM RUSS**
& Company



6 Garvin Avenue

Beaconsfield, Beaconsfield

- Beautifully Presented Semi Detached House
- Superbly Fitted Kitchen
- Three Reception Rooms
- Three Bedrooms
- Good Size Rear Garden
- Convenient Location Close To Town Centre
- Stunning Studio With Shower Room
- Excellent Parking Facilities

Garvin Avenue is approximately 0.3 miles from Beaconsfield train station and New Town which offers an excellent range of restaurants and cafes plus shops for day to day needs including Waitrose, Sainsbury's and a Marks & Spencer Simply Food. In addition excellent public tennis courts and a library are within walking distance. Chiltern Railways operate a frequent service into Marylebone (approximately 25 minutes) and J2 of the M40 is a short drive away giving access to London, Birmingham and the M25 Network. The area is well known for its excellent schooling and the retention of the grammar school system. The highly regarded St Mary's & All Saints primary school is within a short level walk of the property.



6 Garvin Avenue

Beaconsfield, Beaconsfield

A beautifully presented and extended three bedroom semi detached house with further extension possibilities subject to the usual planning consent, occupying a generous plot size. The property is ideally located only a short distance from Beaconsfield town centre with its extensive range of facilities and train station with rail links to London (Marylebone). In brief the accommodation comprises entrance hall, attractive sitting room with feature fireplace, dining area with skylight and doors to rear garden, superbly fitted kitchen with an extensive range of units and central island, the kitchen leads to a useful snug room and rear garden. On the first floor are three bedrooms and a family bathroom. Outside the property is approached via a block paved driveway providing off road parking facilities and an area of lawn. To the rear the garden is mainly laid to lawn with access to a stunning studio that has a multiple use and features a luxury shower room.

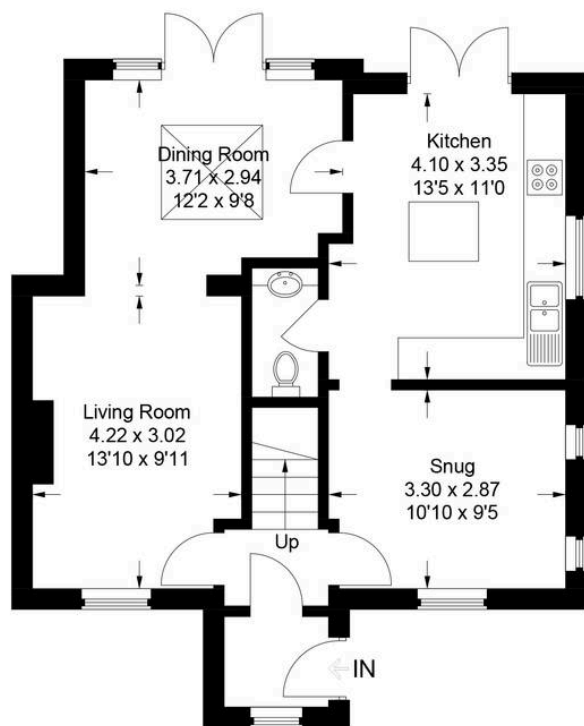
Council Tax band: D

Tenure: Freehold

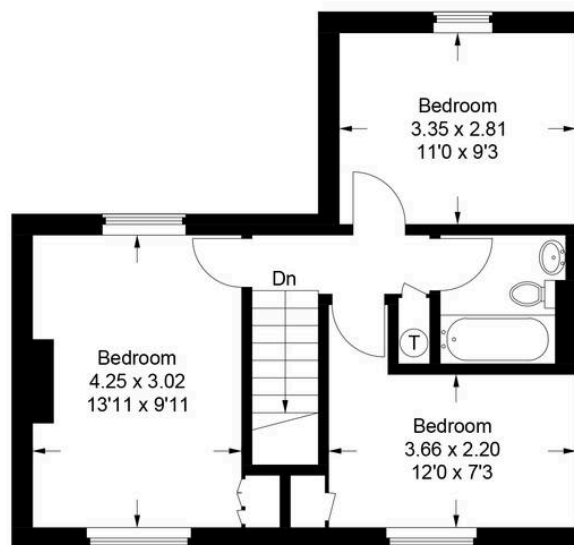
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

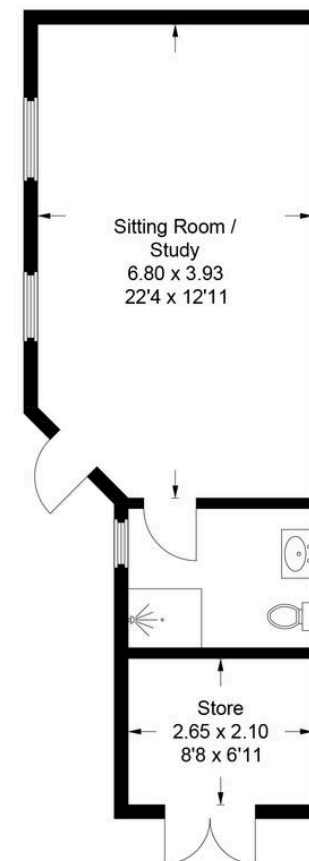




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)
Summer House

6 Garvin Avenue

Approximate Gross Internal Area
 Ground Floor = 56.0 sq m / 603 sq ft
 First Floor = 42.6 sq m / 458 sq ft
 Summer House = 37.7 sq m / 406 sq ft
 Total = 136.3 sq m / 1,467 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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