



122 Cherry Tree Road, Beaconsfield - HP9 1BD

Price £695,000

**TR** TIM RUSS  
& Company



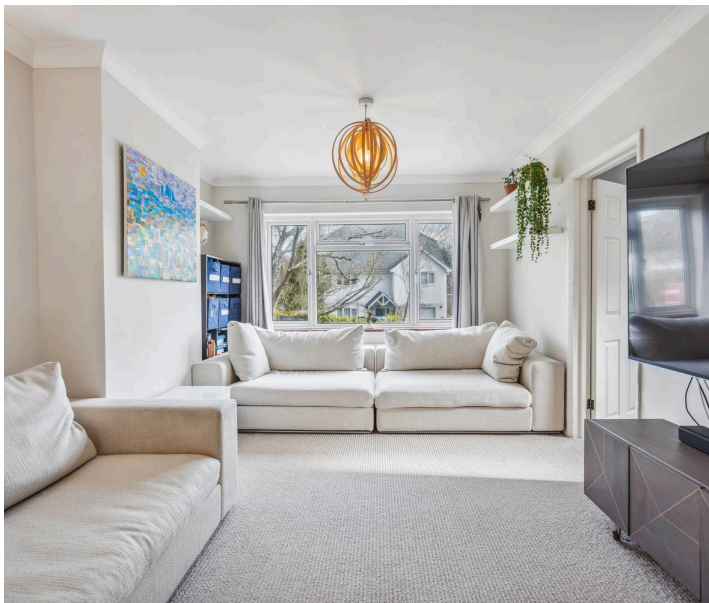


## 122 Cherry Tree Road

Beaconsfield, Beaconsfield

- Extended Family Home
- West Facing Garden
- Double Length Garage
- New Boiler
- Four Bedrooms
- New Roof House & Garage

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 under 25 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.





# 122 Cherry Tree Road

Beaconsfield,

A fantastic and extended four bedroom semi-detached home situated on a popular residential road. The modern kitchen dining space opens up to a generous in units and has a lovely sky light and glass across the back on a westerly aspect. A separate lounge to front is great for cosy nights in and can be open or closed to the living dining space. Upstairs there are three bedrooms and a modern bathroom on the first floor, then a loft conversion offers a fourth bedroom which is a great size and could be flexible for a teenage, study or hobby room.

To the rear a patio area then leads to a well manicured lawn, the garden is facing west and bathes in sunlight making it ideal for entertaining, BBQ's and more than enough space for children to play. Rear access to the garage is available.

The front of the home it is part lawn and part driveway with access to the double length garage, there is parking for several cars.

Note - The property has had a brand new roof on both the house and garage, in addition the dormer was reclad and there is a new boiler in situ.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







## 122 Cherry Tree Road

Approximate Gross Internal Area

Ground Floor = 63.8 sq m / 687 sq ft

First Floor = 42.6 sq m / 458 sq ft

Second Floor = 20.7 sq m / 223 sq ft (Excluding Eaves)

Garage = 16.9 sq m / 182 sq ft

Total = 144.0 sq m / 1550 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.

Produced for Tim Russ & Co



## Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

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