



17 Oakdene, Beaconsfield - HP9 2BZ

Guide Price £1,600,000

 **TIM RUSS**
& Company



17 Oakdene

Beaconsfield, Beaconsfield

- Great Location
- Easy Walk To Town Centre
- 5 Bedrooms
- 3 Bathrooms
- 4 Reception Rooms
- Kitchen/Breakfast Room
- Private South Facing Garden
- Double Garage
- No Onward Chain

SITUATION

The property has an enviable setting close to the New Town, which offers a comprehensive range of shopping facilities, restaurants, coffee shops, together with Waitrose, Sainsbury and M&S Food. The mainline station provides a fast and frequent service to London Marylebone (approximately 25 minutes) on the Chiltern Line. Junction 2 of the M40 can be found just the other side of Beaconsfield Old Town, giving access to the M25 motorway network, London, Heathrow, Oxford and Birmingham. Buckinghamshire is renowned for its schooling both state and private; boys' schools include Davenies in Beaconsfield itself as well as The Royal Grammar School and John Hampden in High Wycombe. Girls' schools include High March preparatory school and Beaconsfield High School.



17 Oakdene

Originally built 30 years ago this generously proportioned property has much to offer with over 2750 square feet across two floors, providing versatile space perfect for the rigours of a busy family life. The accommodation has been well maintained but is now in need of a little updating having been in the same ownership since new.

The front door opens into the reception hall off which lie all the principal reception rooms. The study is a generous size and enjoys a dual aspect. The sitting room is situated at the front with double doors connecting with the family room, which in turn opens into the conservatory. There is a separate dining room which adjoins the kitchen/breakfast room and offers the potential to knock through to create a very generous open plan space. The utility room completes the ground floor. On the first floor the main bedroom suite has a dressing area and an ensuite bathroom. There are four further bedrooms (one ensuite) and a family bathroom.

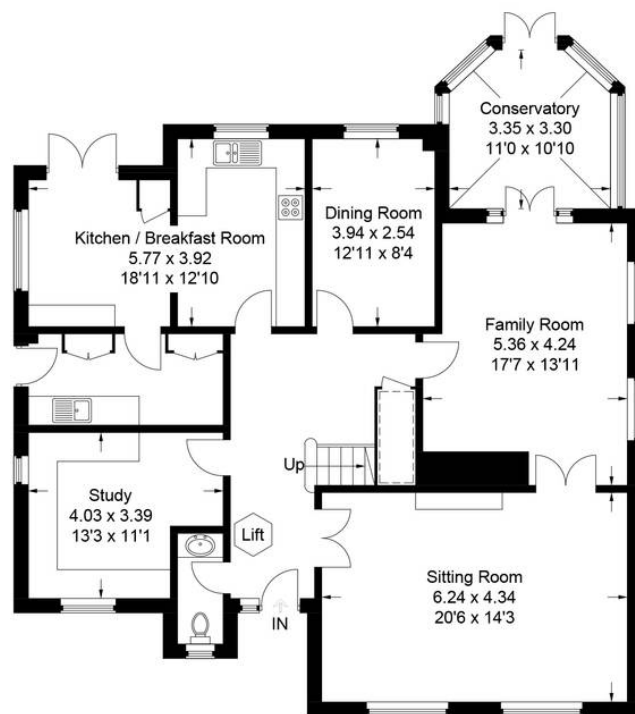
OUTSIDE

The property enjoys a quiet setting in this residential cul-de-sac, with a neat front garden laid to lawn and a large paved driveway provides ample off-street parking and access to the double garage. The rear garden is laid predominantly to lawn with a paved terrace for outdoor dining and privacy provided by mature hedges and trees. In addition there is a substantial home office/studio in the garden.

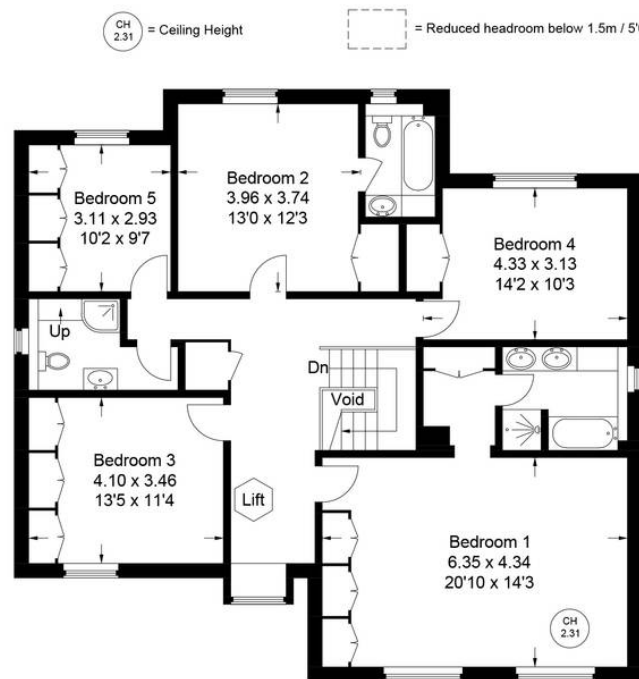
Council Tax band: G

EPC Energy Efficiency Rating: C

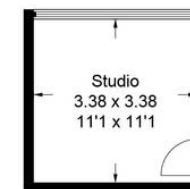




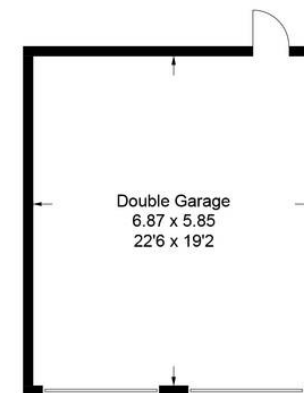
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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Approximate Gross Internal Area

Ground Floor = 136.2 sq m / 1466 sq ft

First Floor = 122.8 sq m / 1322 sq ft

Outbuildings = 51.6 sq m / 555 sq ft

Total = 310.6 sq m / 3343 sq ft

(Including Double Garage / Excluding Void)

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.

