



21 Reynolds Road, Beaconsfield - HP9 2NJ
£950,000

 **TIM RUSS**
& Company



21 Reynolds Road

Beaconsfield

- Prime Spot for Town and Station
- Tremendous Scope to Improve & Extend (STP)
- No Onward Chain
- Three Bedroom Semi Detached
- Large Rear Garden
- Kitchen
- Cloakroom & Family Bathroom
- Garage

Set on a very popular residential road in Beaconsfield. There are a range of supermarkets including M&S and Waitrose, plus boutique style shops and cafes. With fast trains to London Marylebone taking 23 minutes this makes it ideal for commuters. Nearby M40 and M25 give excellent road links to London and Heathrow Airport. Beaconsfield offers excellent education options, with highly regarded private and state schools include Davenies School for boys, High March School for girls, Beaconsfield High School and Dr Challoner's High School for girls.



21 Reynolds Road

Beaconsfield

Highly regarded location near town and station. Large rear garden, garage and great scope to update or extend (STPP). Practical layout and offered with no onward chain.

This three-bedroom semi detached home offers a great opportunity to improve a lovely, but slightly dated, family home with a large rear garden.

There is tremendous scope to extend, subject to planning and is offered onto the market with no onward chain.

This practical home currently boasts two reception rooms, cloakroom and family bathroom. The generous rear garden is a real joy and the garage to the side opens more extending possibilities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Approximate Gross Internal Area
 Ground Floor = 44.6 sq m / 480 sq ft
 First Floor = 44.1 sq m / 475 sq ft
 Garage / Shed / Store = 20.7 sq m / 223 sq ft
 Total = 109.4 sq m / 1178 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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