



42 Candlemas Lane, Beaconsfield - HP9 1AF

Offers Over £800,000

 **TIM RUSS**  
& Company





## 42 Candlemas Lane

### Beaconsfield

- Ideally Positioned Close to Shops and Amenities
- Beautiful Three Double Bedroom Victorian Home
- Bay Front Sitting Room
- Impressive Kitchen/Family Room
- Garden Office
- 138ft South Westerley Facing Garden
- Complete Chain

Set in a highly convenient central Beaconsfield position, this beautifully presented three double bedroom Victorian home offers a rare combination of period character, generous living space and off-street parking. Both the Old and New Towns, the station with direct trains to London Marylebone, and excellent primary and grammar schools are all within easy walking distance.





# 42 Candlemas Lane

Beaconsfield

Inside, the welcoming front reception room features a large bay window with plantation shutters, an original cast iron fireplace and bespoke fitted storage.

The heart of the home is the impressive open-plan kitchen, dining and family space, designed for everyday living and entertaining. Flooded with natural light from Velux windows and glazed doors to the garden, the kitchen is modern and well equipped. A stylish cloakroom completes the ground floor.

Upstairs are three genuine double bedrooms arranged over two floors. The principal bedroom includes fitted wardrobes and a feature fireplace, while the family bathroom is generously sized with both bath and separate walk-in shower.

Outside, the south-west facing garden extends to approximately 138 ft, mainly laid to lawn with a large patio. A substantial bespoke garden room at the rear provides flexible space for home working, leisure or gym use.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## 42 Candlemas Lane, HP9 1AF

Approximate Gross Internal Area  
 Ground Floor = 46.4 sq m / 499 sq ft  
 First Floor = 39.6 sq m / 426 sq ft  
 Second Floor = 13.7 sq m / 147 sq ft  
 Office = 17.5 sq m / 188 sq ft  
 Total = 117.2 sq m / 1260 sq ft

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.



## Tim Russ and Company

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