



89 Shepherds Lane, Beaconsfield - HP9 2DU

Offers Over £675,000

TIM RUSS
& Company



89 Shepherds Lane

Beaconsfield

- Excellent Location
- Beautifully Presented
- Recently Extended and Updated
- Three Bedrooms
- Large Kitchen
- Garden Office



89 Shepherds Lane

Beaconsfield

Immaculately refurbished and extended home in the heart of Beaconsfield Old Town. Calm, modern interiors with underfloor heating, plus a landscaped garden with an impressive home office.

This beautifully refurbished and thoughtfully extended three bedroom terrace sits right in the heart of Beaconsfield Old Town, moments from its independent shops, cafés and restaurants.

The house is immaculately presented throughout and feels calm, modern and easy to live in. The ground floor flows well, with underfloor heating adding a quiet layer of comfort, while the layout works just as well for everyday life as it does for entertaining. Upstairs, the bedrooms are well proportioned and finished in the same clean, considered style.

Outside, the rear garden has been carefully landscaped to create a private, low maintenance space, with a generous home office with underfloor heating at the end. It's ideal for remote working, a studio, or simply somewhere to escape the main house without feeling cut off.

A turnkey home in a brilliant Old Town location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate Gross Internal Area
 Ground Floor = 44.4 sq m / 478 sq ft
 First Floor = 36.9 sq m / 397 sq ft
 Second Floor = 18.2 sq m / 196 sq ft
 Home Office = 6.8 sq m / 73 sq ft
 Total = 106.3 sq m / 1144 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

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

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

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.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.