



29 Walkwood Rise, Beaconsfield - HP9 1TU

Guide Price £1,600,000

**TR** TIM RUSS  
& Company





## 29 Walkwood Rise

Beaconsfield,

- A Delightful Five Bedroom Detached Home
- Spacious Sitting Room
- Superb Kitchen/Dining Room
- Useful Study & Utility Room
- Two Beautifully Fitted Bathrooms
- Occupying A Glorious West Facing 1/4 Acre Plot
- Situated Towards The End Of Favoured Cul-De-Sac
- Large Driveway & Double Garage

The property is within about one mile from Beaconsfield New Town, which offers comprehensive shopping facilities including Waitrose, Sainsburys and a Marks & Spencer Simply Food plus cafés and restaurants.

There is a library and a main line train station with services to London Marylebone (25 minutes approximately). Beaconsfield Old Town has many restaurants and public houses with the M40 (Junction 2) being only a short drive away giving access to London, Oxford, Birmingham and the M25 network.

The area is well known for its excellent schooling and the retention of the grammar school system.





## 29 Walkwood Rise

Beaconsfield,

Tucked away towards the end of a quiet no through road less than a mile (0.7 miles) from both Beaconsfield Old and New Town, this impressive four-bedroom detached home offers just under 2,900 sq ft of thoughtfully designed living space, set on a generous 0.25-acre plot. The property offers further extension possibilities, subject to the usual planning consent, to enhance an already impressive home that suits modern family living. The heart of the home is a fantastic, well-equipped kitchen/breakfast room, perfect for everyday living and entertaining alike. Throughout the house, the accommodation flows well, with spacious rooms and a high standard of finish, approached from the inviting entrance hall with cloakroom. Additional highlights include a large sitting room with family area features a fireplace and views over the rear garden. On the first floor the main bedroom is served by a beautifully fitted bathroom, whilst the four further bedrooms benefit from the main family bathroom. The west-facing garden is a real asset, with well-maintained lawns, mature planting, and a patio area ideal for relaxing or hosting. To the front the property is approached from large driveway providing ample parking facilities leading to a double width garage.

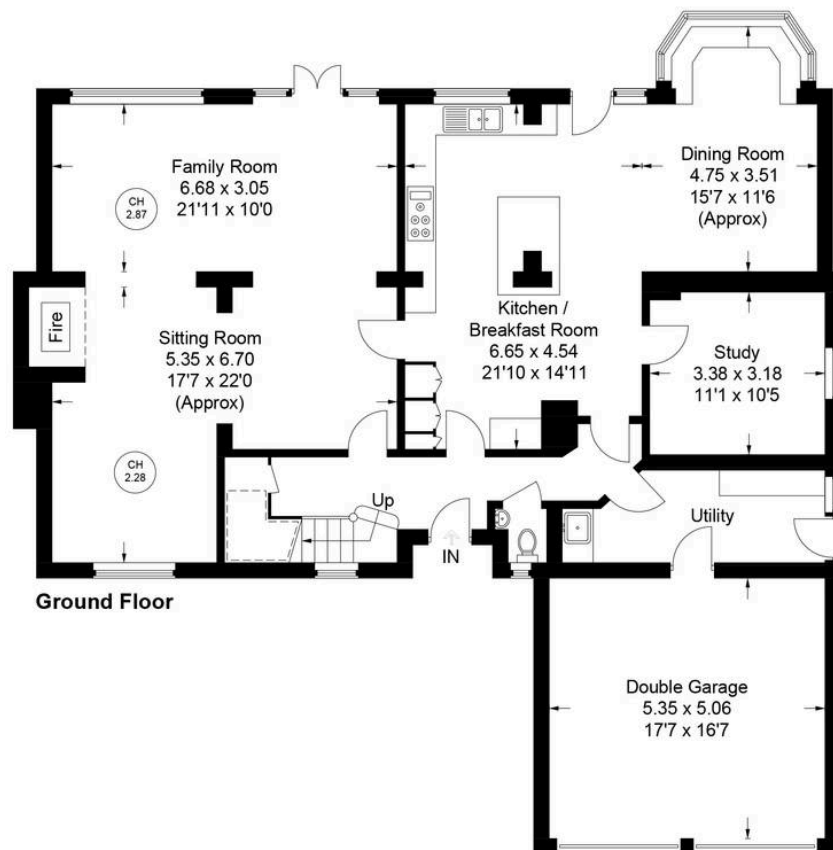
Council Tax band: G Tenure: Freehold

EPC Energy Efficiency Rating: C

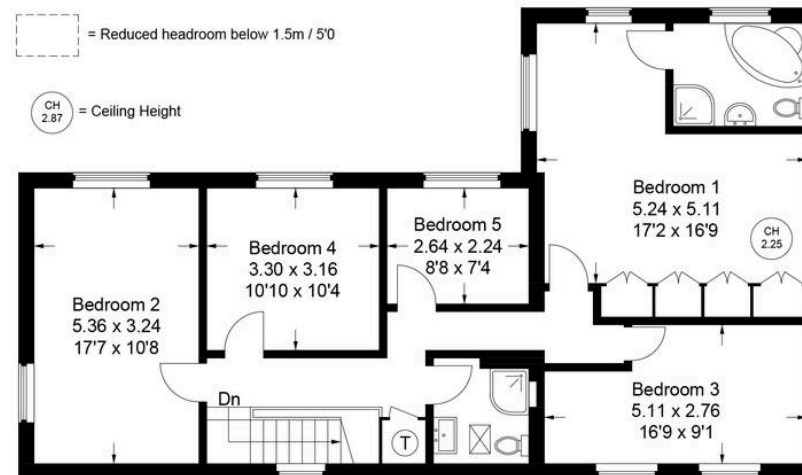
EPC Environmental Impact Rating:







Ground Floor



First Floor

## 29 Walkwood Rise, HP9 1TU

Approximate Gross Internal Area (Including Double Garage)

Ground Floor = 165.2 sq m / 1778 sq ft

First Floor = 97.0 sq m / 1044 sq ft

Total = 262.2 sq m / 2822 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/

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