



9 Hogback Wood Road, Beaconsfield
£4,500 pcm

 **TIM RUSS**
& Company



9 Hogback Wood Road

Beaconsfield, Beaconsfield

A delightful and unique 5 bedroom, 3 bathroom family home, with lots of character, set in a quiet location, only a short walk from the town centre. The house has beautiful half acre gardens, backing onto National Trust Woods. Downstairs, the living & dining room both have log burners : there is an eat-in kitchen (with separate utility room & boiler), office/study and cloakroom. The principle bedroom (with built in wardrobes) has a jack & jill bathroom (with bath & shower). There are 4 further bedrooms (3 double, 1 single), all of which have storage, and 2 further bathrooms Large gardens. Garage & plenty of driveway parking EPC rating is C. Tax band is G.

Available beginning of April, unfurnished.



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Beaconsfield, Beaconsfield

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached family home
- Quiet residential road
- Driveway
- Garage
- Four reception rooms
- Well maintained rear garden
- Five bedrooms
- Three bathrooms
- Unfurnished
- Available immediately







Tim Russ and Company

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No. 9
 Hogback Wood Road
 Beaconsfield
 HP9 1JR

Ground Floor Plan



Ground Floor Dimensions	Meters (width/depth) to largest point
Living Room	6.9 x 4.5
Dining Room	5.9 x 5.2
Kitchen	5.5 x 5.1
Study	3.5 x 3.2
Utility	2.2 x 2.4
WC	1.1 x 1.9

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First Floor Plan



First Floor Dimensions	Meters (width/depth) to largest point
Bedroom 1	5.0 x 5.0
Bedroom 2	4.6 x 4.8
Bedroom 3	2.5 x 4.7
Bedroom 4	2.1 x 3.5
Bedroom 5	3.15 x 2.55
Bathroom 1	3.5 x 1.9
Bathroom 2	1.5 x 1.8
Bathroom 3	1.5 x 1.8