



41 Garvin Avenue, Beaconsfield - HP9 1RB  
£450,000





## 41 Garvin Avenue

Beaconsfield

- Two Double Bedrooms
- No Onward Chain
- Adjacent Primary School
- Living Room
- Kitchen/Diner
- Family Bathroom
- Front and Rear Gardens

Garvin Avenue is approximately 0.3 miles from Beaconsfield train station and New Town which offers an excellent range of restaurants and cafes plus shops for day to day needs including Waitrose, Sainsbury's and a Marks & Spencer Simply Food. In addition excellent public tennis courts and a library are within walking distance. Chiltern Railways operate a frequent service into Marylebone (approximately 25 minutes) and J2 of the M40 is a short drive away giving access to London, Birmingham and the M25 Network. The area is well known for its excellent schooling and the retention of the grammar school system. The highly regarded St Mary's & All Saints primary school is within a short level walk of the property.



# 41 Garvin Avenue

Beaconsfield

Spacious home offered with no onward chain, ideally placed beside the primary school. Bright living spaces, generous kitchen/diner, bathroom, cloakroom and gardens. Shops and transport nearby.

This spacious two-bedroom home offers a great opportunity for first-time buyers or investors, with no onward chain and a particularly convenient position beside a well-regarded primary school.

Inside, the layout works well. A bright, welcoming living room leads through to a spacious kitchen/diner. Upstairs are two generous double bedrooms and a modern family bathroom, and separate cloakroom all well presented and easy to move straight into.

Outside, there are gardens to both front and rear. The rear garden is fully enclosed, mainly laid to lawn with mature borders. With local shops, parks and transport links close by, this is a practical, well-located home.

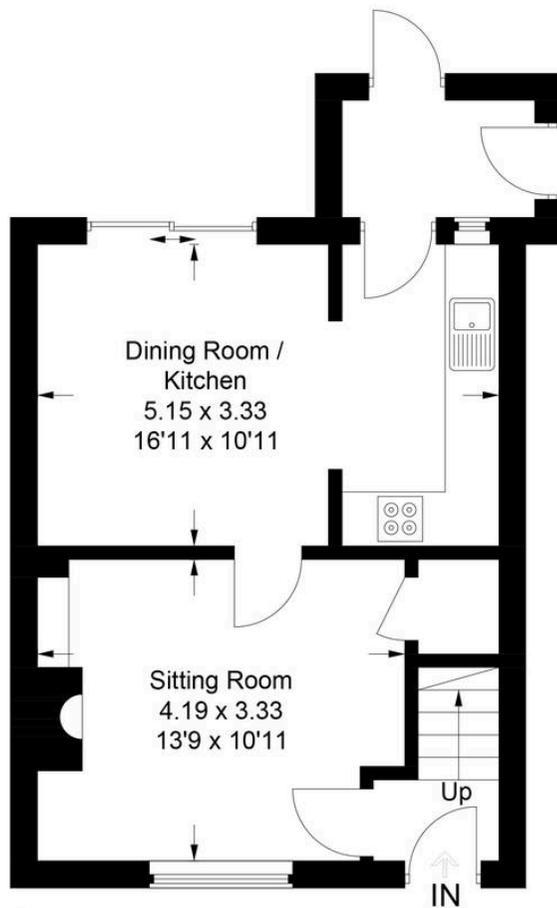
Council Tax band: C

Tenure: Freehold

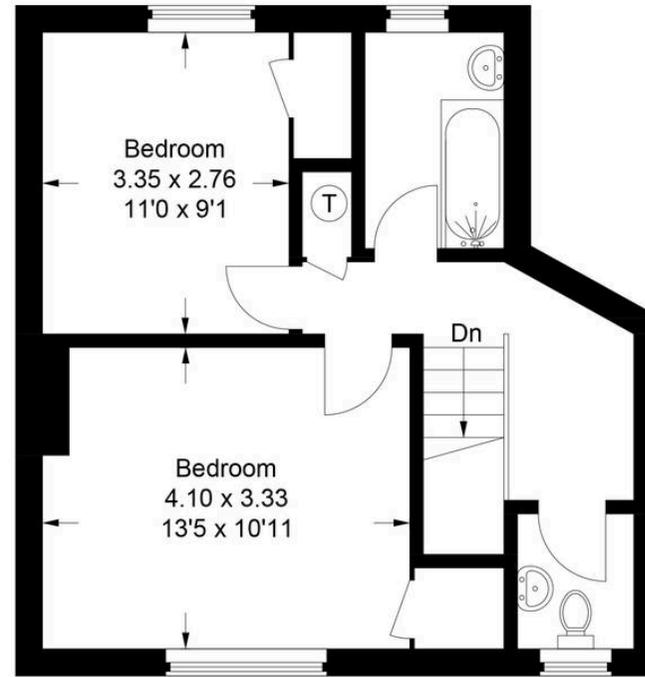
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





**Ground Floor**



**First Floor**

### 41 Garvin Avenue

Approximate Gross Internal Area  
 Ground Floor = 39.3 sq m / 423 sq ft  
 First Floor = 40.9 sq m / 440 sq ft  
 Total = 80.2 sq m / 863 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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## Tim Russ and Company

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