



5 Yew Tree Close, Beaconsfield - HP9 2DX
£500,000

 **TIM RUSS**
& Company



5 Yew Tree Close

Beaconsfield, Beaconsfield

- Well Maintained Three Bedroom End Terrace Home
- Impressive Large Open Plan Living Space
- Well-Appointed Kitchen
- Situated In Quiet Cul-De-Sac
- Close To Historical Old Town
- Secluded Courtyard Garden
- Excellent School Catchment
- Garage Plus Additional Off Street Parking

Located approximately half a mile from the Old Town of Beaconsfield which includes a good range of facilities including popular restaurants and public houses. Beaconsfield New Town, about one mile away, offers comprehensive shopping facilities including Waitrose, Sainsburys and a Marks & Spencers Foodhall. There is also a library and a main line station with train services to London Marylebone (25 minutes approximately). The M40 (Junction 2) is 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. The town is well served with sporting facilities including, golf, squash, tennis, rugby and cricket clubs and leisure facilities.



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Beaconsfield, Beaconsfield

A lovely three bedroom end terrace property, conveniently tucked away in a peaceful cul-de-sac location within a short stroll to the historical Beaconsfield Old Town with its variety of local amenities. The New Town with its train station with direct links to London (Marylebone) is also only a short distance away.

The well maintained property is approached by a good size hallway with cloakroom, spacious storage cupboard and stairs to first floor, the light and airy open plan living room is an excellent feature of the property with French doors giving access to the secluded courtyard garden, a well appointed kitchen with oak-finished wall and base units and integrated appliances.

On the first floor has two double bedrooms, while the third bedroom, currently utilized as a dressing room, offers versatile usage as a study or an additional bedroom. The family bathroom features a panelled bath with overhead shower, a freestanding pedestal, a WC and a heated towel rail.

To the rear of the garden is a garage plus off street parking facilities.

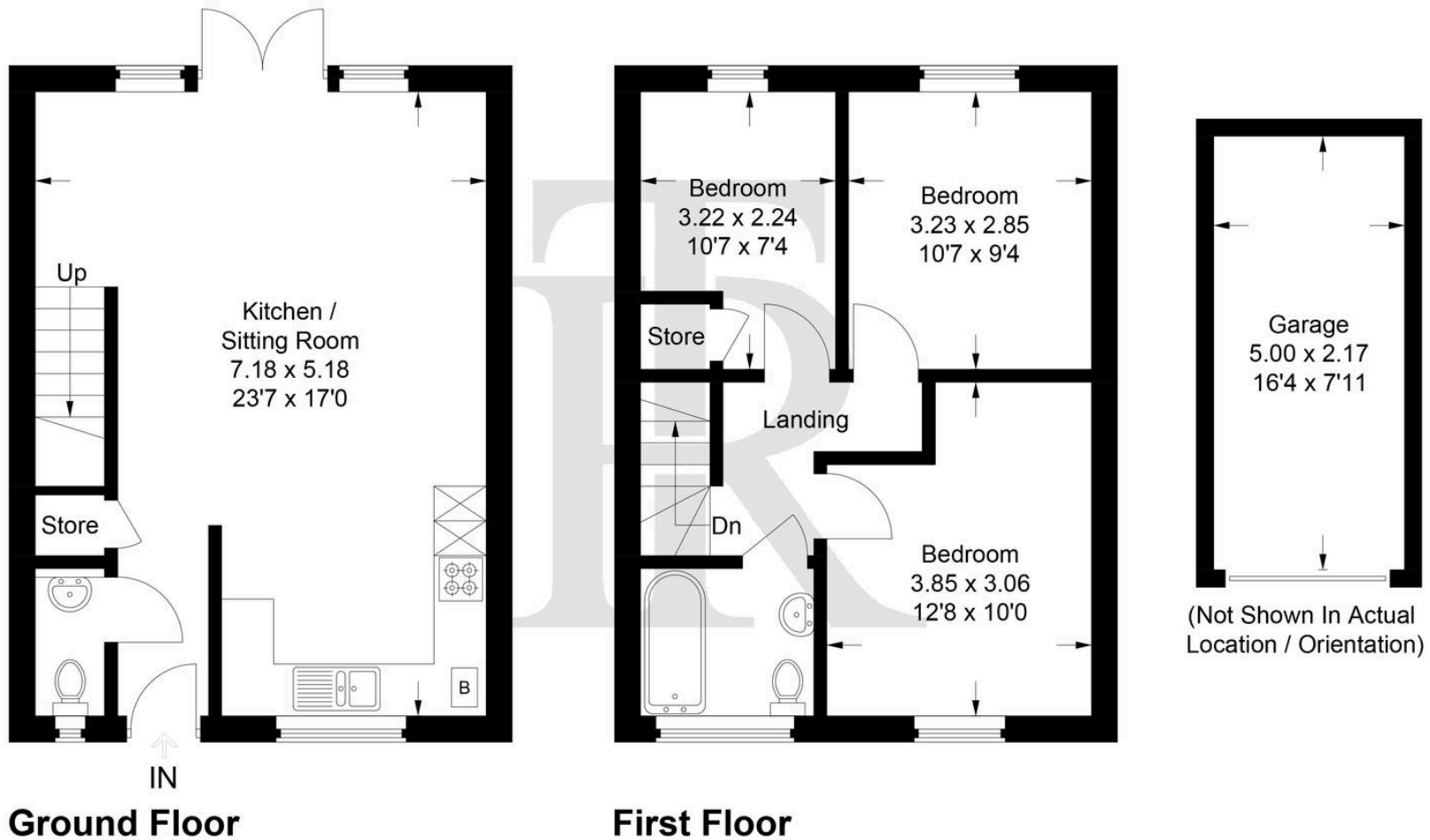
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Yew Tree Close HP9, 2DX

Approximate Gross Internal Area = 800 sq ft / 74.38 sq m

Garage = 114 sq ft / 10.6 sq m

Total = 914 sq ft / 84.98 sq m

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

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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