



6 Caledon Road, Beaconsfield - HP9 2BX
£1,750,000





6 Caledon Road

Beaconsfield,

- Short Walk to Station
- Sought After Road
- No Onward Chain
- Impressive Garden
- Four Reception Rooms
- Kitchen/Breakfast & Utility Room
- Two Bathrooms & Cloakroom
- Great Flow of Accommodation
- Gated Driveway

A substantial detached home on Caledon Road, built in the 1930s and holding the proportions and quiet character of its era. Step inside and you feel it straight away. There is a warmth to the place, the settled feel of a home built for family life and has been enjoyed as one for many years. Ideally positioned just a few minutes walk and town, with a beautiful garden. This is a home ideal for family living. Inside, a spacious entrance hall sets the tone for what follows. The family room is an elegant, composed space, anchored by a bay window and a solid fuel fireplace that gives the room real pull on cooler evenings. Across the hall, the sitting room centres on its own fireplace, with a door leading straight onto the garden.



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The kitchen and breakfast room is fitted with modern units and stone worktops, with a separate utility alongside. A mezzanine level adds a useful pocket of flexible space, suited to reading, games or as a home office. A guest cloakroom and a large dining room round out the ground floor and lend the layout genuine flexibility. Moving upstairs, a striking double-height window frames lovely views of the garden, bringing in plenty of natural light and making the start of each day feel especially inviting. Four well-proportioned bedrooms lead off the landing. The principal suite has a generously sized en suite and overlooks the attractive garden. A modern family bathroom and separate WC serve the remaining rooms. Wooden five-bar gates open onto a generous gravel driveway, with mature trees and established planting drawing a natural screen around the house. The integrated garage sits to one side, with ample parking beyond. The rear garden has a southerly aspect and holds the light beautifully through the day. Mainly laid to lawn and framed by apple, palm and silver birch, it opens onto a wraparound terrace built for long lunches and easy entertaining.

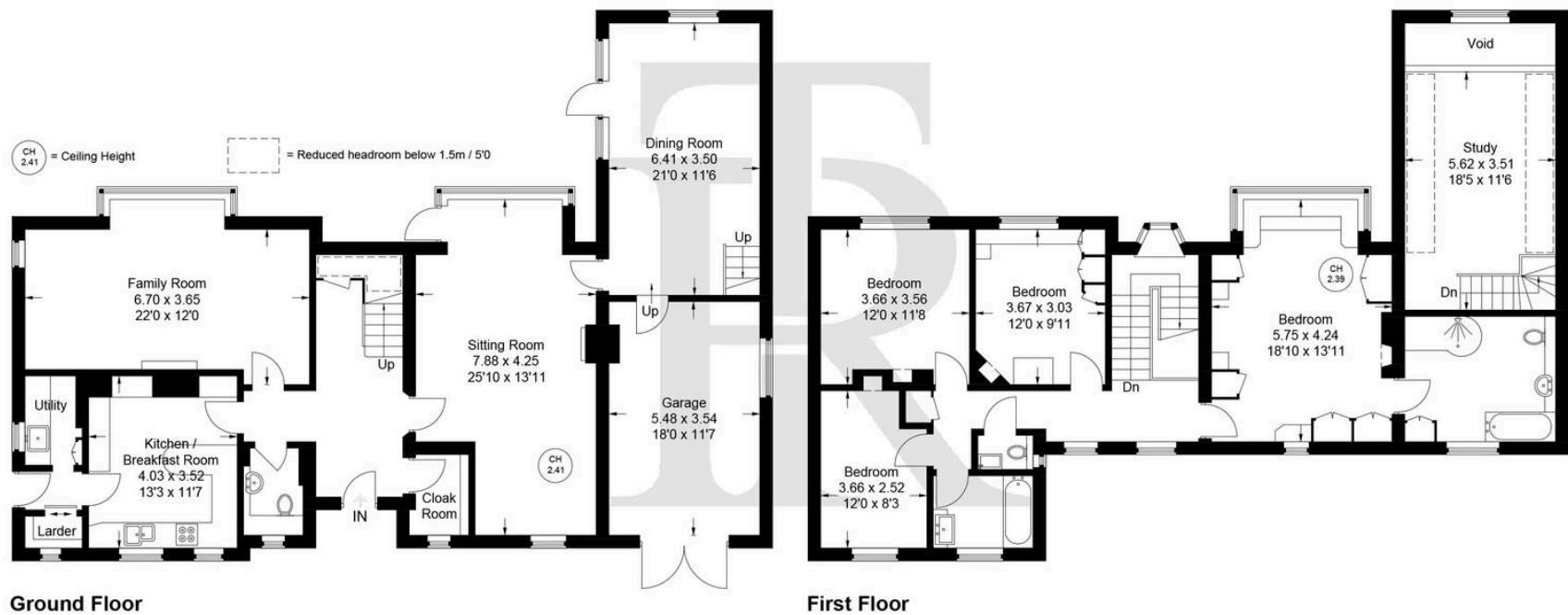
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area
 Ground Floor = 143.0 sq m / 1539 sq ft
 First Floor = 111.9 sq m / 1204 sq ft
 Total = 254.9 sq m / 2743 sq ft
 (Including Garage / Excluding Void)

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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