



5 Frost Road, Wilton Park - HP9 2EQ

In Excess of £650,000

 **TIM RUSS**
& Company



5 Frost Road

Wilton Park, Beaconsfield

- Three Bedrooms
- Short Distance to Station and M40
- Beautifully Presented
- Garden Room
- Quiet Road
- En Suite & Family Bathroom
- Kitchen with French Doors
- Remainder of Building Guarantee

The location adds further appeal, with Beaconsfield's charming old town and its selection of shops and restaurants just a short stroll away. The train station lies less than two miles from the property, providing direct services into London Marylebone, while the M40 is easily reached by car. The property is being sold with the remainder of a building guarantee.



A beautifully presented three-bedroom semi-detached home, finished with a contemporary eye and arranged for easy modern living, set within a quiet road on this popular development close to Beaconsfield's old town.



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Wilton Park, Beaconsfield

Inside, the main living room feels calm and inviting, with wooden flooring, subtle wall panelling and a large window bringing in plenty of natural light. To the rear, the open-plan kitchen and dining space forms the heart of the home, fitted with sleek modern units and integrated appliances. French doors open directly onto the garden.

Upstairs are three well-proportioned bedrooms, all finished in soft neutral tones with good natural light. The principal bedroom benefits from a stylish en-suite with walk-in shower, while the family bathroom is equally well considered, offering both a bath and a separate walk-in shower.

Outside, the private rear garden combines a paved patio with a lawn, ideal for relaxed outdoor use. A separate garden room with French doors provides flexible space for home working, hobbies or exercise. Off-road parking is available on the paved driveway, and energy-efficient features include double glazing and solar panels.

Development fee is £280.59 per year

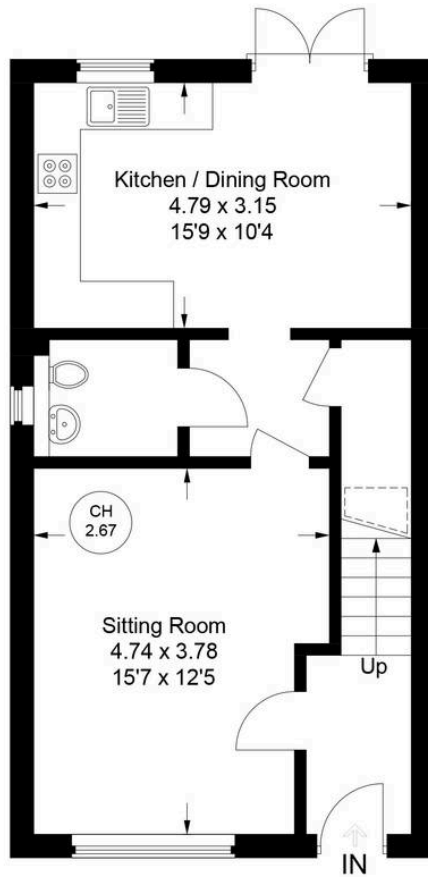
Council Tax band: E

Tenure: Freehold

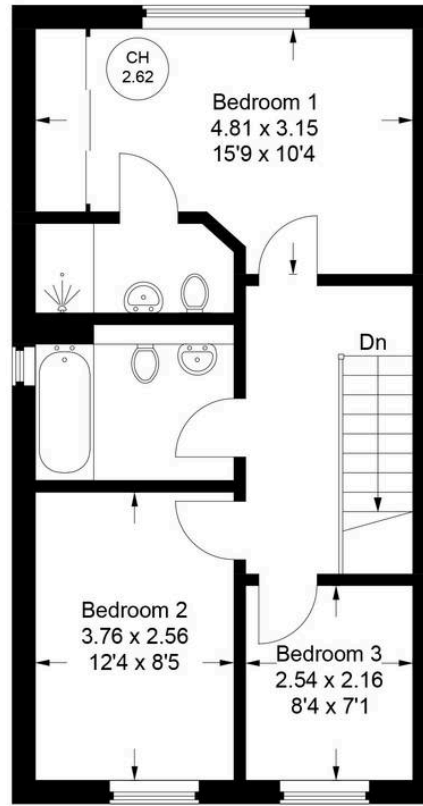
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

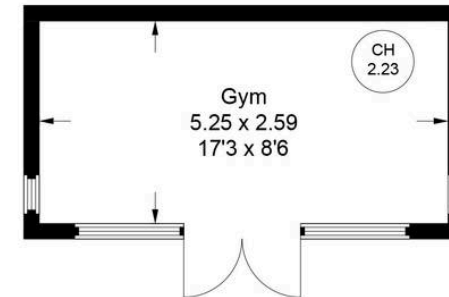
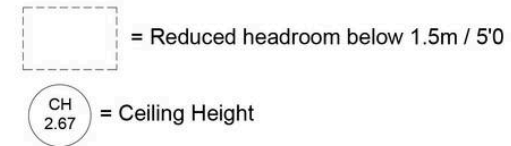




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 47.2 sq m / 508 sq ft
 First Floor = 46.8 sq m / 504 sq ft
 Gym = 13.6 sq m / 146 sq ft
 Total = 107.6 sq m / 1158 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

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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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