



25 Kendrick Avenue, Wilton Park - HP9 2BJ

Offers Over £800,000

 **TIM RUSS**
& Company



25 Kendrick Avenue

Wilton Park, Beaconsfield

- No Onward Chain
- Edge of Development
- Three Bedrooms
- Impressive Kitchen
- En-suite, Family Bathroom & Cloakroom
- Large Carport
- Gardens

Located in Beaconsfield, Buckinghamshire, a thriving market town and the perfect place to live if you are looking for a peaceful setting with easy access to nearby shops and excellent schools. The area is renowned for its outstanding education with a wide range of highly regarded state and private schools including; Butlers Court, The Royal Grammar School, Beaconsfield High School, High March and Davenies. Living in Buckinghamshire offers bountiful leisure options from golfing to tennis, cricket and football clubs, not to mention access to acres and acres of beautiful countryside on your doorstep. Enjoy country walks, leisurely afternoons in the many delightful local pubs and be part of a local community. Kendrick Avenue is a short walk from the Beaconsfield Town & Station which means you have easy access in and out of the City, with direct access to London Marylebone in approximately 22 minutes. The M40 is only a couple of minutes drive with easy access to the London.



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The entrance hall sets the tone immediately. Wall panelling in considered Farrow & Ball tones runs alongside light-tiled flooring warmed by underfloor heating, and the whole ground floor carries that same cohesion: calm, deliberate, clearly thought through. Café-style shutters to the front add both character and discretion, while the living room opens fully to the garden through French doors, drawing light deep into the space.

The sociable kitchen and dining area is where the home really opens up. White cabinetry runs the length of the room, anchored by a floor-to-ceiling cabinet unit in a muted sage green that gives the space its personality. Wood and solid-surface worktops sit alongside a stainless-steel range hood, under-cabinet lighting and a hot water tap. It is designed for daily life, but it handles an occasion equally well. A WC completes the ground floor.

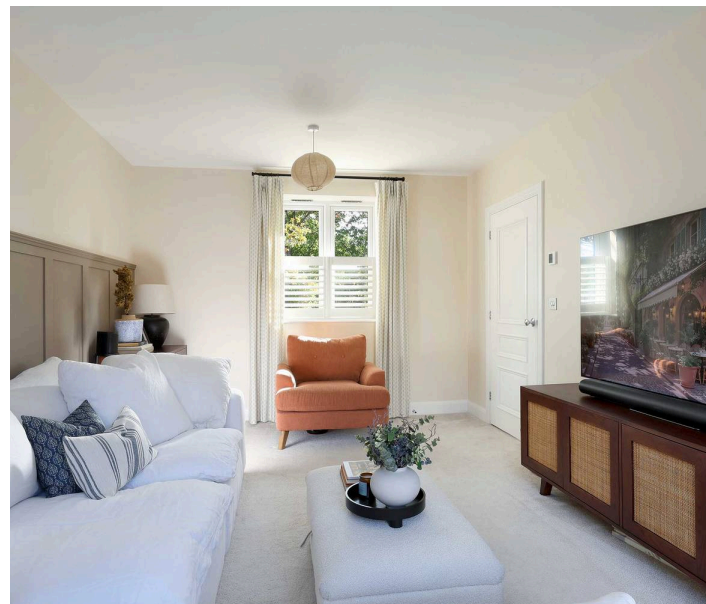
Upstairs, the principal bedroom is composed and restful: panelled headboard, mirrored sliding wardrobes and a well-appointed en-suite shower room. The second bedroom is generously sized with built-in storage. The third has a two-tone palette and a picture rail that gives it a charm the room wears well. The family bathroom is clean and sharp, fitted with large grey tiles, a wall-mounted vanity and a glass-enclosed shower.

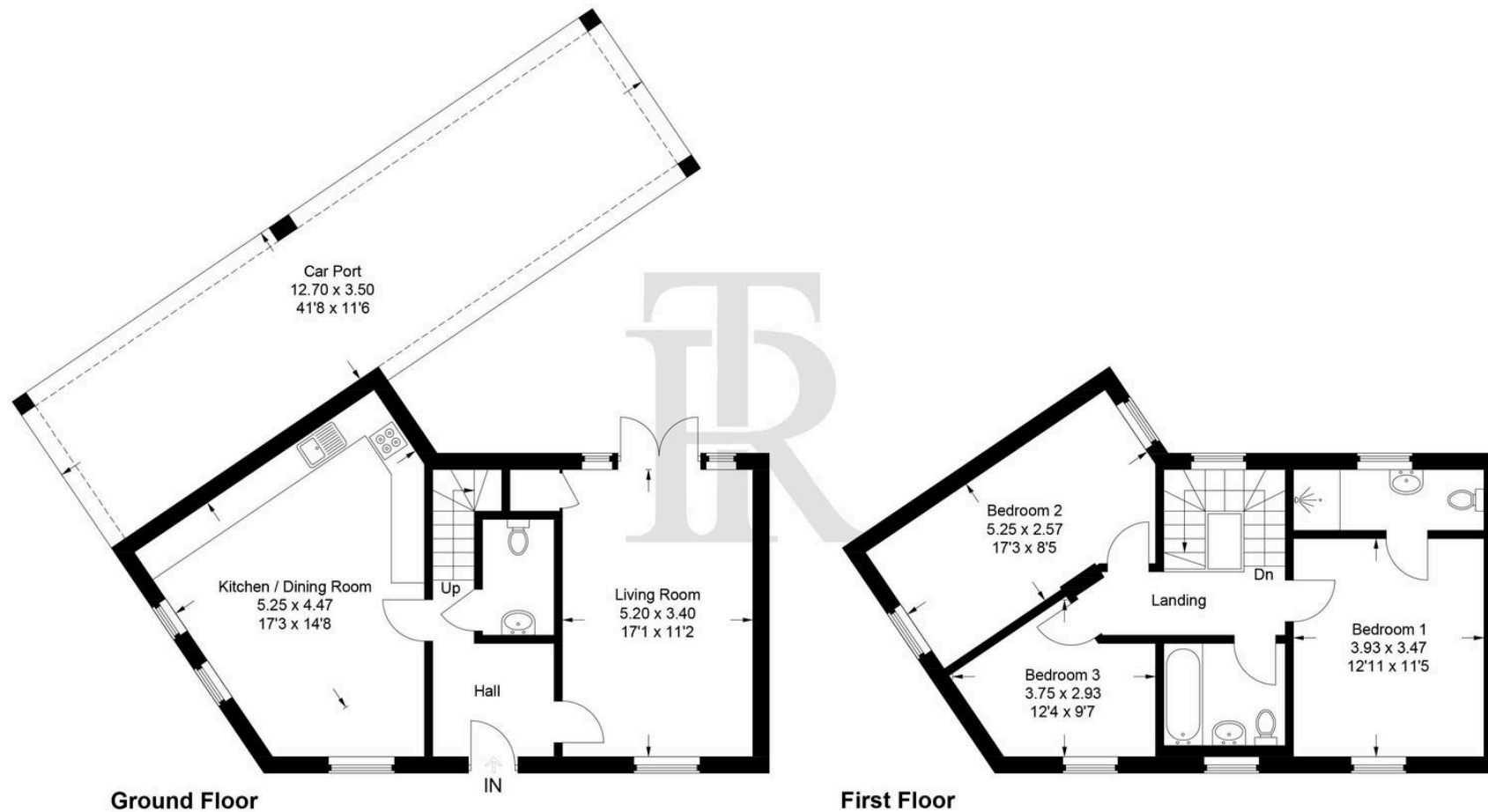
Outside, a paved patio leads to a well-kept lawn enclosed by timber fencing. Raised beds and integrated storage keep the garden practical. The carport measures over 12 metres in length.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B





Approximate Gross Internal Area
 Ground Floor = 53.9 sq m / 580 sq ft
 First Floor = 53.4 sq m / 574 sq ft
 Total = 107.3 sq m / 1155 sq ft

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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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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