



5 Cherry Tree Road, Beaconsfield - HP9 1BN

Guide Price £585,000

 **TIM RUSS**  
& Company



## 5 Cherry Tree Road

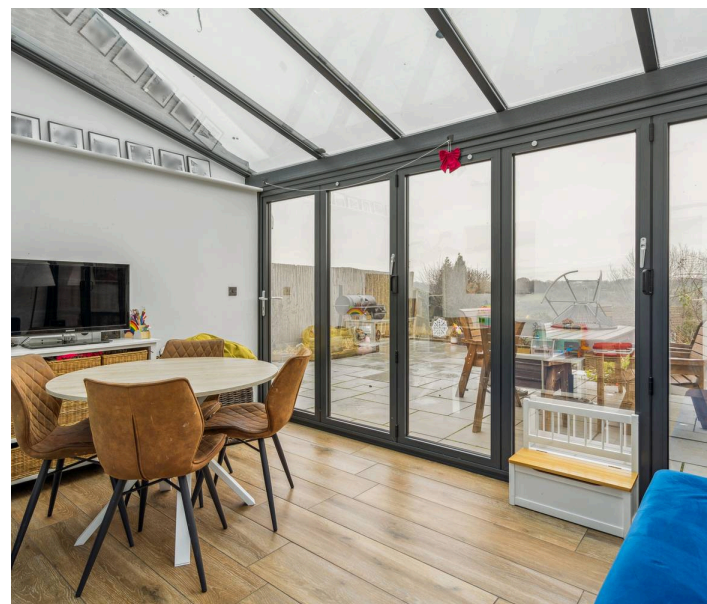
Beaconsfield

- Three Bedroom Semi Detached House
- Fronting A Green And Glorious Views To The Rear
- Living Room With Fireplace
- Kitchen/Breakfast Room & Utility
- Ground Floor Shower Room
- Luxury Spa Bath with Under Floor Heating
- Glorious Garden With Large Terrace
- Fabulous Landscaped Countryside Views

The house is located just over a mile from the town centre which offers a comprehensive range of shops including Sainsburys, Waitrose and Marks & Spencer Simply Food. Train services from the town connect to London Marylebone with journey times approximately 25 minutes.

The area is very well served for schools both private and state with a good primary school opposite in Cherry Tree Road.

The M40 motorway is about 2 miles away providing good road connections to London, M25 and Oxford and Birmingham. There are also lovely country walks and a nature reserve near by.



# 5 Cherry Tree Road

## Beaconsfield

A mature three bedroom semi detached home with ground floor additions enabling a second bathroom, separate utility and impressive modern style conservatory with bi-folds to create that seamless transition from 'house into garden' whilst taking in quite breathtaking views. The living room features a fireplace, kitchen/breakfast room opening to conservatory/garden room (in use as a dining room), utility room with recently fitted boiler and ground floor shower room. There are lovely views across the garden to the countryside beyond from the kitchen and conservatory. The first floor lay out features three attractive bedrooms and a beautifully fitted and tiled bathroom with contemporary suite including spa bath and underfloor heating. To the front the property overlooks communal lawn beyond which there is a communal car parking area. The rear garden is a splendid feature of the property having been thoughtfully landscaped to maximise enjoyment of the spectacular view. There is a large paved terrace with ample seating and dining space with steps down to a level lawned area with various shrub/floral borders. There is a further enclosed area to the rear with workshop/shed. This area offers potential to site a spacious garden room/office and to create on-site parking given there is a dropped curve (and turning) off Holtspur Top Lane.

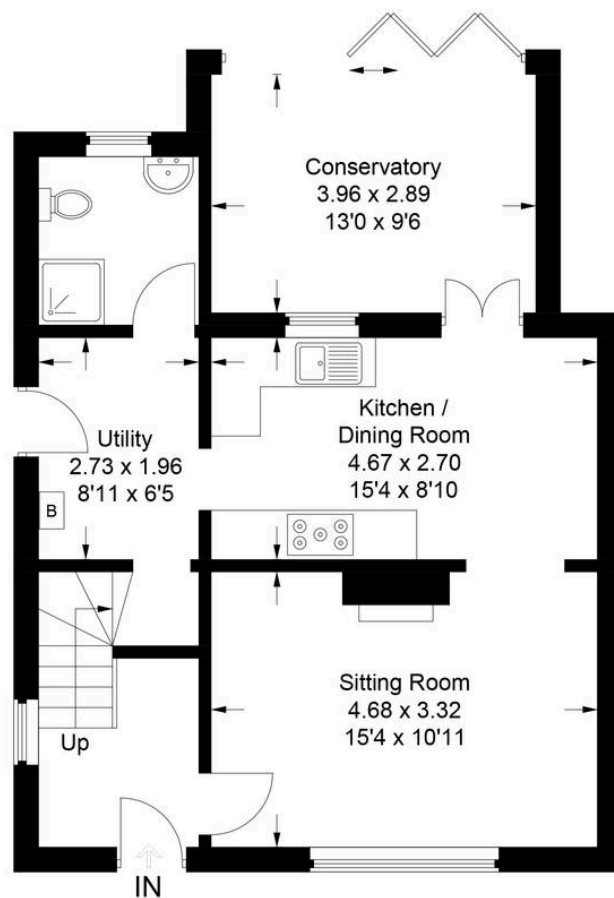
Council Tax band: E

Tenure: Freehold

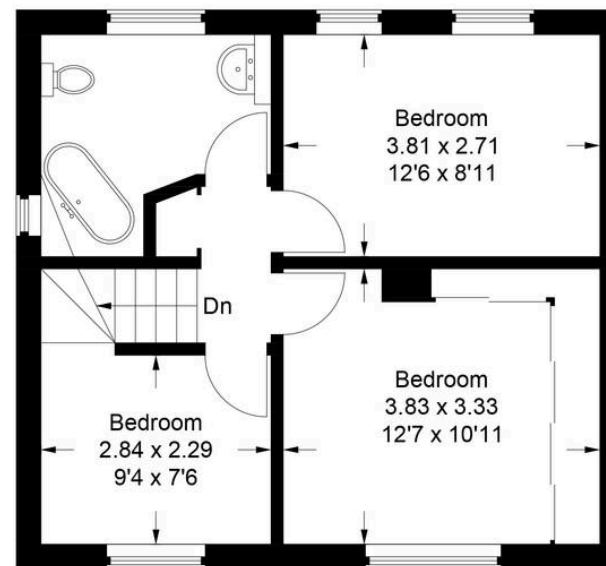
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Ground Floor**



**First Floor**

## 5 Cherry Tree Road

Approximate Gross Internal Area  
 Ground Floor = 60.2 sq m / 648 sq ft  
 First Floor = 42.2 sq m / 454 sq ft  
 Total = 102.4 sq m / 1,102 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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