



54 Holtspur Top Lane, Beaconsfield - HP9 1DT

Offers Over £750,000

 **TIM RUSS**
& Company



54 Holtspur Top Lane

Beaconsfield

- No Onward Chain
- Convenient Location
- Four Bedrooms
- Sitting Room
- Dining Room
- Study
- Large Front & Rear Garden
- Impressive Kitchen/Breakfast Room
- En-Suite, Family Bathroom & Cloakroom

The property is walking distance to a range of local shops (including a café) for day-to-day needs and Holtspur Primary School just across the road. Beaconsfield New Town and train station (services to London Marylebone from 23 minutes approx.) is just over a mile away and offers more comprehensive shopping facilities including Waitrose, Sainsburys and Marks & Spencer Simply Food, plus a selection of cafes, bars and restaurants. Access to the M40 can be gained at Junction 2 from beyond the Old Town or nearby Junction 3 at Loudwater.



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A deep driveway provides parking for several vehicles, and the approach gives an immediate sense of home. Step inside and the hallway is bright and welcoming, with natural light drawing you through to the ground floor rooms beyond.

The sitting room is generously proportioned with a lovely bay window, a calm, well-lit space that feels easy to spend time in. Next door, a separate dining room offers flexibility for family meals, while the study tucked alongside provides a versatile room which lends itself to a variety of uses. The real draw on this floor is the kitchen and breakfast room, stretching to over 27ft and opening directly onto the garden through french doors. It is a room designed around daily life, with space to cook, eat, and gather without anyone feeling on top of one another. This is the room the family will gravitate towards.

Upstairs, the principal bedroom benefits from its own en suite, a welcome touch of privacy at the end of a long day. Three further bedrooms are all well sized. A contemporary family bathroom serves the first floor, complemented by a ground floor cloakroom for practical convenience.

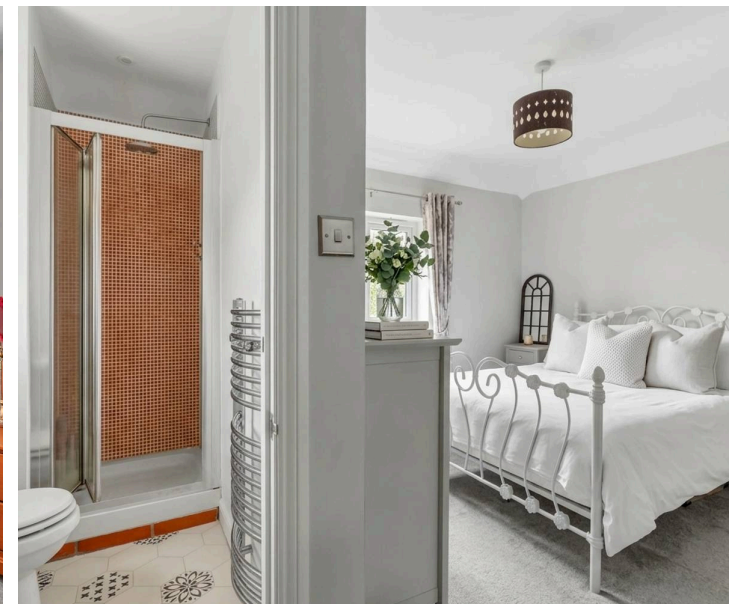
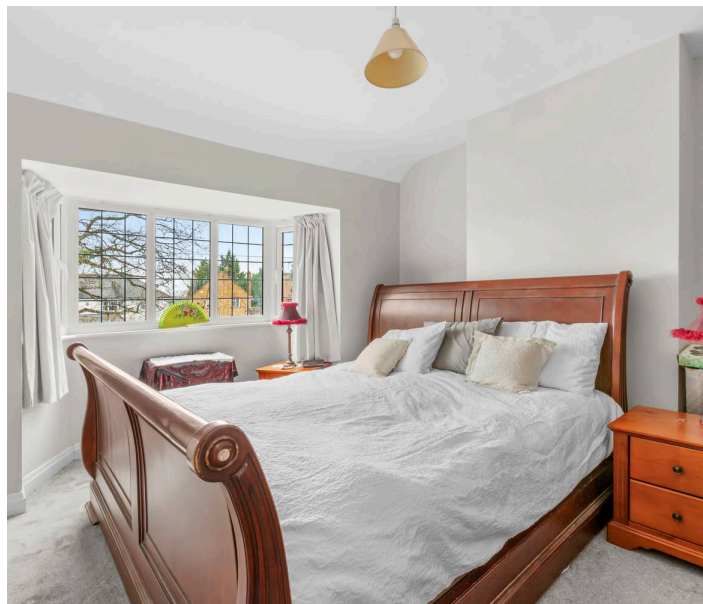
Outside, the rear garden is mature and generous, the kind of space that rewards every season. A single garage offers additional storage or utility, and the overall feeling is one of balance: a home that flows well and is ready to move into.

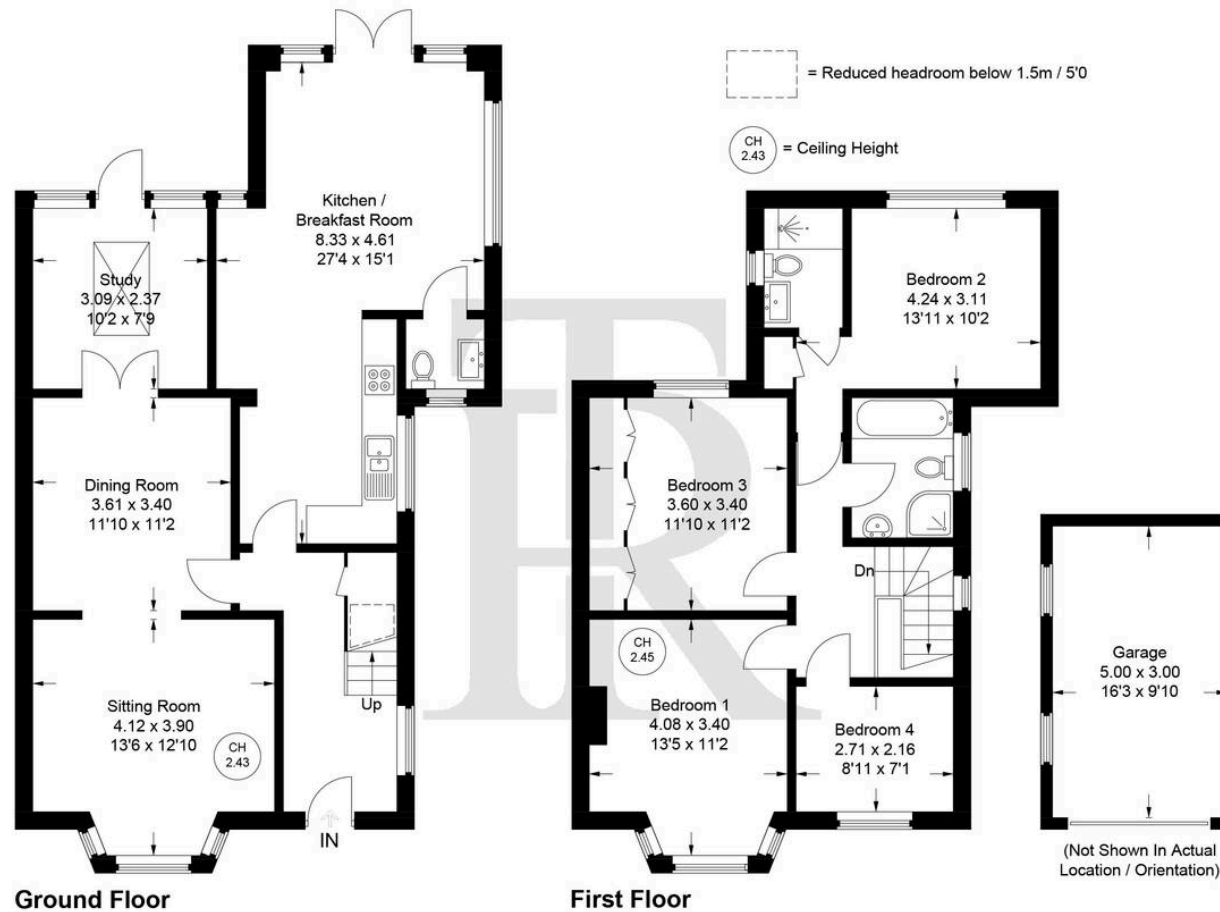
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area
 Ground Floor = 80.6 sq m / 867 sq ft
 First Floor = 61.0 sq m / 657 sq ft
 Garage = 15.0 sq m / 161 sq ft
 Total = 156.6 sq m / 1685 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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