



Candlemas Mead, Beaconsfield - HP9 1AP

Offers Over £650,000

**TIM RUSS**  
& Company





## Candlemas Mead

### Beaconsfield

- Short stroll to Beaconsfield mainline station
- Bright, well-presented interiors throughout
- Close to shops and everyday amenities
- Recently improved by the current owners
- Separate sitting room and dining room
- Scope to create a larger kitchen/dining/family space, subject to consents
- Good-sized rear garden with patio, lawn and garden building
- Close to outstanding primary and secondary Grammar school

Candlemas Mead is approximately 0.8 miles from Beaconsfield train station and New Town which offers an excellent range of restaurants and cafes plus shops for day to day needs including Waitrose, Sainsbury's and a Marks & Spencer Simply Food. In addition excellent public tennis courts and a library are within walking distance. Chiltern Railways operate a frequent service into Marylebone (approximately 25 minutes) and J2 of the M40 is a short drive away giving access to London, Birmingham and the M25 Network. The area is well known for its excellent schooling and the retention of the grammar school system. The highly regarded St Mary's & All Saints primary school is within a short level walk of the property.





# Candlemas Mead

## Beaconsfield

Just a stroll from Beaconsfield mainline station, shops and everyday amenities, this three-bedroom semi-detached home is a strong choice for buyers wanting convenience, comfort and easy access into London Marylebone.

Recently improved by the current owners, the house has a fresh, well cared-for feel throughout. The living spaces are bright and practical, with a comfortable sitting room to the front and a separate dining room to the rear, where doors open directly onto the garden. It is an easy layout for family life, relaxed weekends and summer evenings with the doors open.

The kitchen is neatly fitted, with a useful additional room beyond. Subject to the usual consents, there may be scope to open this area up and create a larger kitchen, dining and family space overlooking the garden.

Upstairs, there are three bedrooms whilst the bathroom has a bold contemporary finish, with a freestanding bath and separate shower.

Outside, the rear garden adds real lifestyle appeal, with space to sit, play and entertain, along with mature planting and a timber garden building, driveway parking sits to the front.

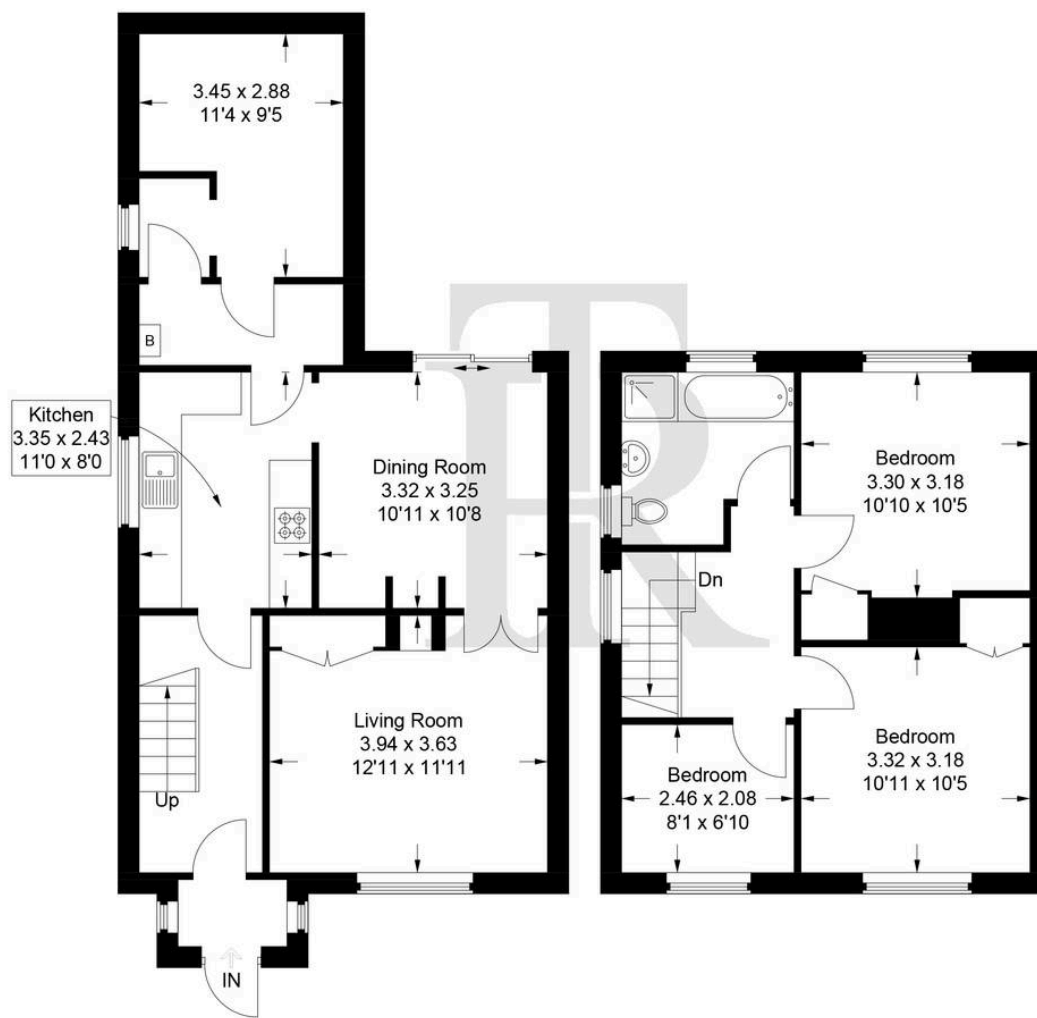
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area = 97.21 sq m / 1046 sq ft

Floor Plan produced for Tim Russ & Company.

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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