



44 Candlemas Lane, Beaconsfield - HP9 1AF

Offers Over £600,000

 **TIM RUSS**  
& Company



## Candlemas Lane

### Beaconsfield

- Central Beaconsfield position
- Easy walk to Old and New Towns
- Driveway parking
- Three bedrooms
- Large south-westerly rear garden
- Excellent scope to update and improve
- Retain character while adding modern finishes
- Direct trains to London Marylebone

This property is ideally located within equal short distance to the Old and New town of Beaconsfield with its many shops, restaurants and station with direct links to London Marylebone. Home also sits in catchment for several local primary schools and the Grammar schools.



# Candlemas Lane

## Beaconsfield

This has clearly been a much-loved home, and that sense of warmth is immediately apparent. The house has attractive bay windows, good ceiling heights, well-proportioned rooms and the character you would hope to find in an Edwardian property. It is comfortable and homely as it stands, but now offers an exciting opportunity for the next owner to update and shape it to their own taste, choosing their own finishes and design while preserving as much of the charm as they wish.

From the hallway the sitting room sits at the front of the house, with a bay window that brings in good natural light. Behind it is a separate dining room with potential to open up the layout if desired, subject to the usual consents. To the rear, the kitchen/breakfast room opens directly onto the garden, creating a natural connection between inside and out.

Upstairs, there are three bedrooms, including a generous principal bedroom with another attractive bay window, along with a first-floor shower room. The remaining bedrooms offer useful flexibility for children, guests, home working or dressing space.

The rear garden is a real highlight. South-westerly facing, mature and private-feeling, it enjoys excellent natural light and offers patio space, lawn, established planting and plenty of scope to create a beautiful outdoor living space.

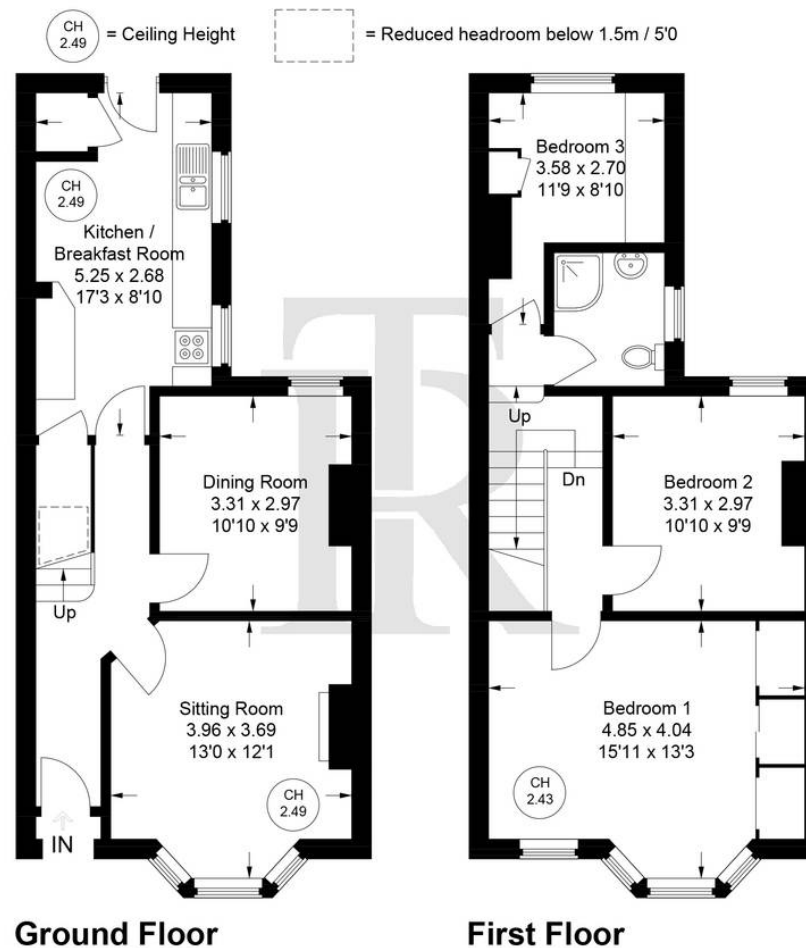
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Approximate Gross Internal Area  
Ground Floor = 46.1 sq m / 496 sq ft  
First Floor = 46.5 sq m / 500 sq ft  
Total = 92.6 sq m / 996 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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