



44 London End, Beaconsfield - HP9 2JH
£425,000





London End

Beaconsfield

- Grade II Listed Period Cottage
- Situated In The Heart Of Beaconsfield Old Town
- Presented In Excellent Decorative Order
- Sitting Room With Attractive Fireplace
- Modern Kitchen With Appliances
- Double Bedroom With Vaulted Ceiling
- Bedroom Two or Ideal Study
- Beautifully Presented Rear Garden

Beaconsfield Old Town is rich in a large range of period houses and forms a delightful setting. There are a good number of specialist shops and it has become a location which is favoured by many restaurants and the Old Town is busy in the evenings with a good range of choice and pubs. There is a weekly market in Windsor End and a popular Farmers Market once a month. In the Old Town there is a squash club, Rugby club and close by is Beaconsfield Cricket Club. Just over a mile away is Beaconsfield New Town, which provides a very good range of shopping facilities including Waitrose, Sainsburys and a Marks & Spencers Simply Food. The railway station serves London (Marylebone (25 minutes). The M40 (Junction 2) being only a short drive away giving access to London and the M25 network.



London End

Beaconsfield

An attractive Grade II listed two bedroom period cottage offered in excellent decorative order, situated in a highly desirable location in the heart of the historical Beaconsfield Old Town.

To the ground floor you first enter into a charming sitting room that features an attractive brick built fireplace with inset log burner, the sitting room leads onto a well designed modern kitchen with built in appliances, stairs rise to the first floor and stable doors lead onto the rear garden.

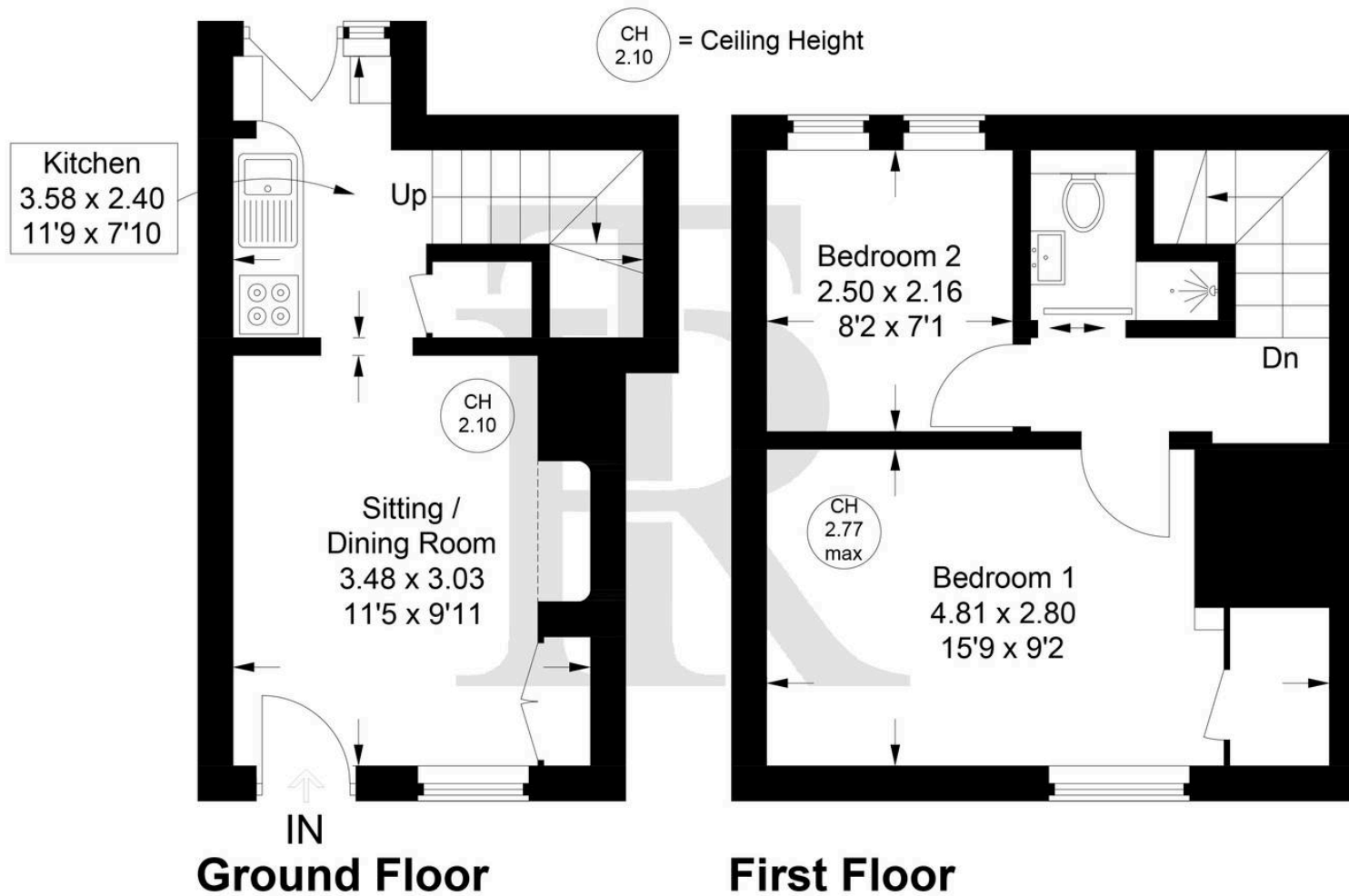
On the first floor there is a generous main bedroom with fitted cupboard and a part vaulted ceiling, creating a real feeling of space, bedroom two can also be used as a study for anyone looking to work from home, finally there is a superbly fitted bathroom.

Outside the rear garden is truly a bonus to the property, typically larger than normal featuring a patio area leading onto a shingled central path that leads onto a circular patio area and rear access gate.

Council Tax band: D

Tenure: Freehold





Approximate Gross Internal Area
 Ground Floor = 18.1 sq m / 195 sq ft
 First Floor = 25.2 sq m / 271 sq ft
 Total = 43.3 sq m / 466 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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