



Longview, Beaconsfield - HP9 1DF
£650,000

 **TIM RUSS**
& Company



Longview

Beaconsfield

- Attractive rear garden backing onto woodland
- Recently improved
- Practical family-friendly layout
- Direct access from the sitting room to the garden
- Sitting room
- Kitchen
- Ground-floor cloakroom
- Convenient for local schools and amenities
- Modern family bathroom

Holtspur has local shops including a small supermarket, butcher, post office, beautician, wedding dress designer and clothes shop. Holtspur Primary School is within a close proximity and the area is well known generally for its excellent schooling and retention of the grammar school system. Beaconsfield town centre is about a mile away and offers an excellent range of shops for day to day needs including Waitrose, Sainsbury's and a Marks & Spencers Simply food plus a range of cafes and restaurants. There is a library and a main line train service to Marylebone (from 25 minutes approximately). Beaconsfield Old Town, has a range of beautiful period buildings, many restaurants and public houses. The location is ideal being within a short drive of the M40 (Junction 2), giving fast access to the M25 motorway network.



Longview

Beaconsfield

Set within a convenient Beaconsfield location, this recently improved home combines practical family accommodation with a particularly attractive south-west-facing rear garden backing onto woodland. The ground floor is arranged with everyday living in mind. The renovated kitchen provides a generous space for preparing family meals, while the generous sitting room opens directly onto the garden, creating an easy connection between indoors and out. There is also a useful ground-floor cloakroom and garage, with scope to extend subject to the necessary consents.

Upstairs are three comfortable bedrooms and a recently fitted family bathroom. The layout would work equally well for a young family, professional couple or anyone needing space to work from home.

The garden is the standout feature. Thoughtfully landscaped with established planting, lawn and several areas for outdoor seating, its south-west-facing aspect makes it ideal for enjoying the afternoon and evening sun. The woodland backdrop creates a greener, more private outlook, giving the home a slightly rural feel while remaining close to everyday amenities.

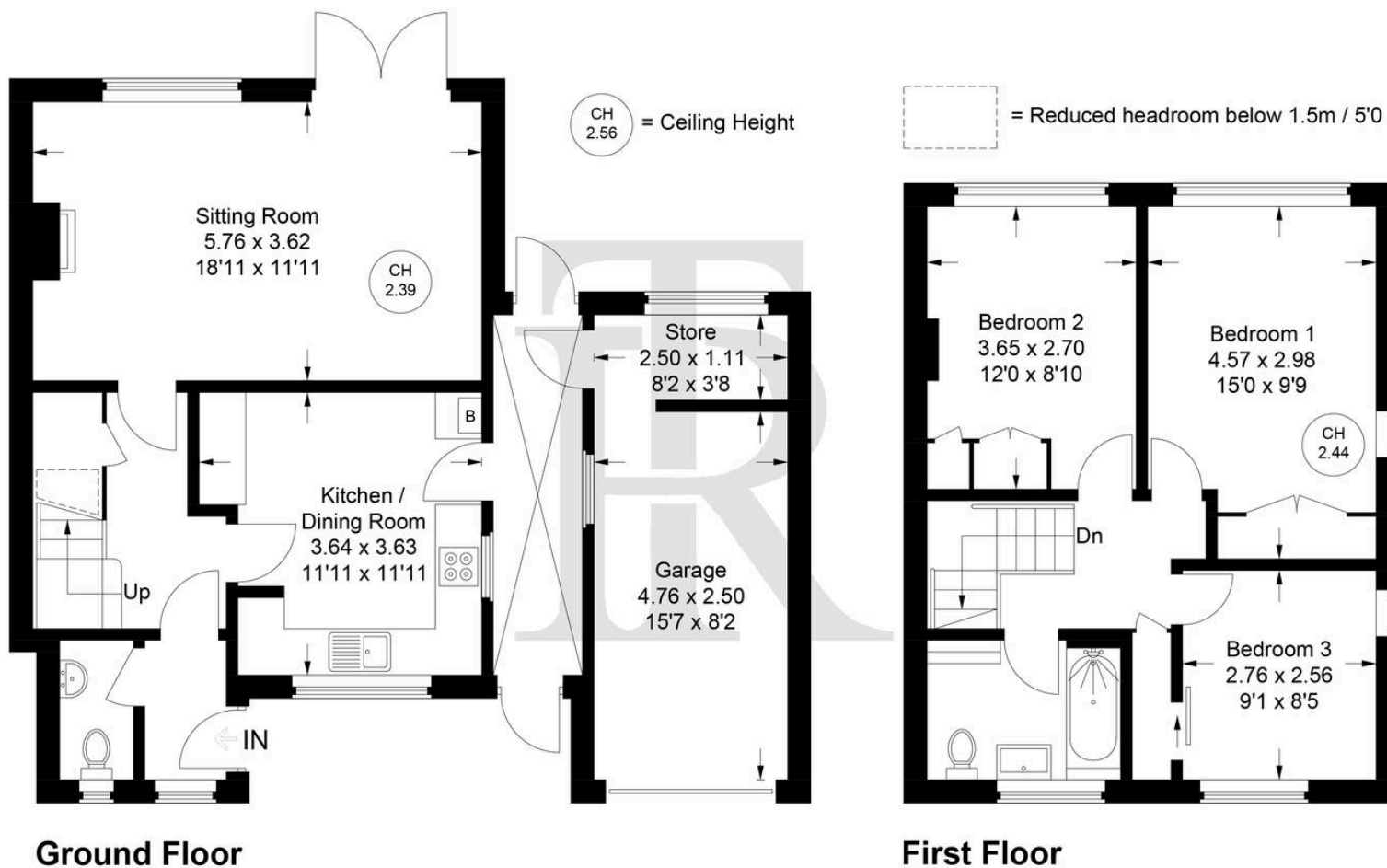
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Approximate Gross Internal Area
 Ground Floor = 68.0 sq m / 732 sq ft (Including Garage)
 First Floor = 42.9 sq m / 462 sq ft
 Total = 110.9 sq m / 1194 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

6 Burkes Court, Burkes Road, Beaconsfield - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

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