



17 Burnham Avenue, Beaconsfield - HP9 2JA

Guide Price £1,795,000

 **TIM RUSS**
& Company



17 Burnham Avenue

Beaconsfield

- Impressive Family Home
- Wonderful Southerly Views
- In Excess Of 3000 Sq Ft
- Fabulous Kitchen/Dining/Family Room
- Utility Room
- 3 Reception Rooms
- 6 Bedrooms
- 4 Bathrooms
- Mature Private Garden
- 0.32 Acre

The property is located within walking distance to Beaconsfield Old Town with its range of local amenities including boutiques and restaurants. 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.



17 Burnham Avenue

Beaconsfield

An impressive detached family home completely refurbished and reconfigured to an exceptionally high standard offered with no onward chain.

Occupying an enviable location with a fabulous outlook over open fields, this impressive detached family home is currently nearing completion after an extensive reconfiguration and complete refurbishment. Offering six bedrooms and four bathroom with over 3,000 sq ft of accommodation set over three floors. The ground floor accommodation engages beautifully with the outside space and the kitchen/dining/family room is a masterpiece. There are three principal reception rooms all beautifully finished.

Set at the end of a delightful private cul-de-sac in a mature secluded garden with stunning views to the rear, yet close to Beaconsfield 'Old Town' and M40.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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Approximate Gross Internal Area
 Ground Floor = 121.6 sq m / 1,309 sq ft
 First Floor = 120.2 sq m / 1,294 sq ft
 Second Floor = 42.9 sq m / 462 sq ft
 Total = 284.7 sq m / 3,065 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

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

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