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48 Yew Tree Close, Beaconsfield. HP9 2DY.

£500,000 Freehold



Charming mid terrace property ideally tucked away in a peaceful location within a short stroll to Beaconsfield Old Town with its variety of local amenities. The New Town with its train station and direct links to London Marylebone is a short walk away. The property sits in catchment for excellent primary, secondary and grammar schools.

Situated around a quiet close with ample parking, the property is approached via a front garden with added storage facilities. The entrance hall opens onto the spacious open plan kitchen/dining and living area with the added bonus of a large sunroom at the ready. Karndean wooden flooring runs throughout the ground floor.

The kitchen looks out onto the Close. There are base and wall storage units in a white wood finish with wood effect work surface above. Integrated appliances include oven, four ring gas stove with extractor fan above. There is space for a washing machine, dishwasher and fridge freezer. The inviting and spacious open plan living area provides ample space for a dining table and living furniture. The recently refurbished sunroom has been insulated and fitted with LED lighting. The downstairs WC and large under stairs storage cupboard completes the accommodation on the ground floor.

Moving to the first floor the stairs lead to a central landing giving access to two well-proportioned double bedrooms and a family bathroom. The bright and airy principal bedroom looks out onto the garden. There is also a good size integrated storage cupboard. The second double bedroom looks out onto the Close and has alcove space for two double wardrobes. The family bathroom is a white suite and has a separate bath with shower over, wash hand basin that includes integrated storage cupboard and heated towel rail.

A real feature of this property is the beautiful and tranquil south-east facing garden measuring approx. 65 ft. There is a large summerhouse





at the bottom of the garden which could have multifunctional uses. It is currently being used as storage, third double bedroom but could also serve as a third double bedroom office or a gym. There is light and power supply to the building. The garden is mainly laid to lawn with well-maintained mature borders running the length of the garden. There is a patio area ideal for outdoor entertaining.

The property is ideally located to provide access to the amenities of Beaconsfield Old Town with an array of shops, bars and restaurants. This picturesque market town has a weekly market on a Tuesday and a farmer market once a month on a Saturday. Beaconsfield New Town sits along side with a wide range of shopping facilities including supermarkets, clothing and gift shops as well as Beaconsfield Railway Station. The station is within one mile of this property, which links directly with London Marylebone on the Chiltern Line, the journey of time for which, is around 30 minutes. Junction 2 of the M40 is less than two miles away, which runs into London, but also links directly with the M25. Beaconsfield is a highly considered area for a number of reasons, not least for its position in relation to London, but also because of its high standard of facilities, green space and local schooling.

In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the vendors of this property are employed by Hilton King & Locke Ltd



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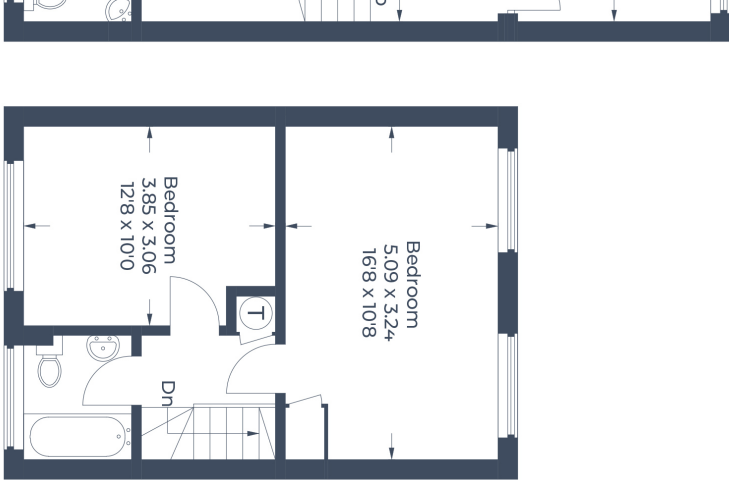
Approximate Gross Internal Area

Ground Floor = 53.9 sq m / 580 sq ft

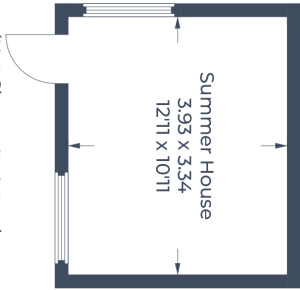
First Floor = 37.0 sq m / 398 sq ft

Summer House = 13.2 sq m / 142 sq ft

Total = 104.1 sq m / 1,120 sq ft



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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