

## Bell Close, Beaconsfield, Buckinghamshire, HP9 1AT Guide Price £575,000



A well-presented three bedroom semi-detached home situated in a quiet cul-de-sac, ideally positioned for access to both the Old and New Towns, within close proximity of highly regarded local schools to include Beaconsfield High School, and St Mary & All Saints CofE Primary School. With the benefit of no onward chain this delightful bright and airy property is suitable for a first-time buyer, discerning downsizer, buy-to-let investor or as a pied-à-terre. The clean, neat, and tidy accommodation comprises: entrance hall, cloakroom, fitted kitchen, 16ft sitting dining room with a generous understairs storage cupboard and door to the westerly facing landscaped rear garden, three bedrooms and a family bathroom. Externally, there is a low maintenance garden to the front with gated side access to a courtyard rear garden which has an array of mature trees and shrubs offering an ideal setting for alfresco dining and outdoor entertaining. There is also a single garage in block, with up and over door, and an allocated parking space in front. CHAIN FREE. EPC Rating: D

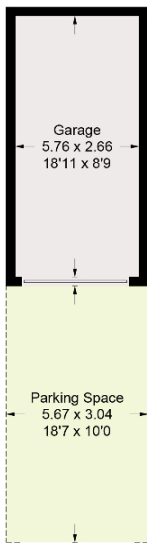
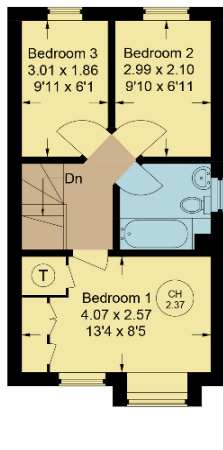
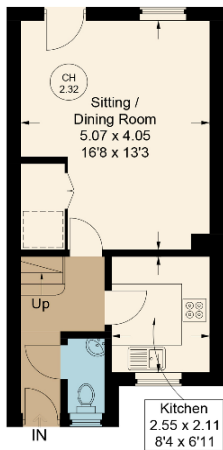
8 Hill Avenue, Amersham, HP6 5BW  
T: 01494 723322 F: 01494 723332  
E: [amersham@hunters.com](mailto:amersham@hunters.com)

83 High Street, Chesham, HP5 1DE  
T: 01494 775544 F: 01494 774525  
E: [chesham@hunters.com](mailto:chesham@hunters.com)





CH 2.37 = Ceiling Height  
= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

## 6 Bell Close, Beaconsfield, HP9 1AT

Approximate Gross Internal Area  
Ground Floor = 33.2 sq m / 357 sq ft  
First Floor = 31.4 sq m / 338 sq ft  
Garage = 15.2 sq m / 164 sq ft  
Total = 79.8 sq m / 859 sq ft

### MATERIAL INFORMATION

TENURE: FREEHOLD

COUNCIL TAX: BAND E



Floor Plan produced for Hunters by Media Arcade ©.

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.

### Ground Floor

### First Floor

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. **Hunters** and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of **Hunters** or the vendors. **Equipment:** **Hunters** has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. **Measurements:** Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. **Hunters** is the Owner of the copyright. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.