



Gurnells Road, Seer Green
Beaconsfield, Buckinghamshire, HP9



Beyond your expectations

A characterful five bedroom family home of approx. 2,359sq. ft.

5 Bedrooms | 3 Bathrooms | Sitting Room | Family Room | Study | Kitchen/Breakfast Room | Utility Room | Cloakroom | Garage | Garden.

Guide Price £1,100,000 Freehold

Description

A characterful five bedroom family home arranged over three floors with a total floor area of approximately 2,359 square feet including the garage. The property is situated in a quiet location in the popular village of Seer Green with the nearby train station which provides an excellent transport link to London Marylebone, ideal for anyone commuting.

The accommodation comprises central entrance hallway with cloakroom and doors leading to the principal reception rooms. The family room has a front aspect with attractive bay window. The sitting room benefits from a feature fireplace and double French doors opening to the rear garden. The study has a front aspect and benefits from fitted furniture. The kitchen/breakfast room is a feature of this property with a range of floor and wall mounted units and integrated appliances and a central island provides additional space and storage; this room provides ample natural light by way of both a large roof lantern and bespoke sliding curved glass doors opening to the rear garden. The utility room leads from the kitchen and has a side entrance.

Stairs rise to the first floor landing. The master bedroom benefits from fitted wardrobes and en-suite shower room. The two further bedrooms are served by the family bathroom. A further set of stairs rise to the second floor with two bedrooms, bathroom and eaves storage.

Outside

The property is set behind a well kept mature hedge with a gravel driveway providing ample parking for several vehicles and access to the garage. The rear garden is mainly laid to lawn with shrub borders providing height, interest and colour throughout the seasons. A terrace runs adjacent to the rear of the property which with the added benefit of the sliding glass doors opening directly from the kitchen/breakfast room gives the feeling of this being a continuous space ideal for fine weather entertaining.

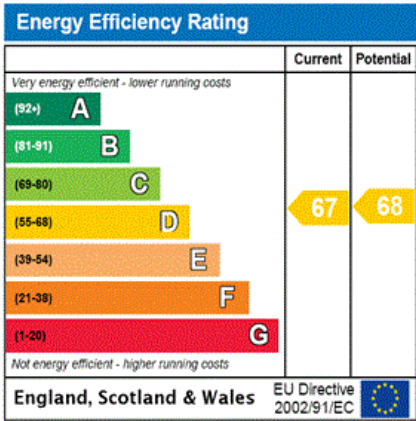
Location

Located in the popular village of Seer Green the property offers a great location for commuters; Seer Green train station is conveniently located providing a direct link to London Marylebone with the fastest train taking approximately 25 minutes. Access to the M40 and M25 provides further links to London as well as the wider motorway network and airports beyond making this village a dream location for business commuters.

In addition the location offers convenient access to local shops and amenities both locally in Seer Green and the nearby town of Beaconsfield. Recreational facilities are well catered for within the local area and wider surrounds. Furthermore there is ample opportunity for country walks nearby. Additionally, the area is renowned for its educational facilities of grammar, private and state schooling.



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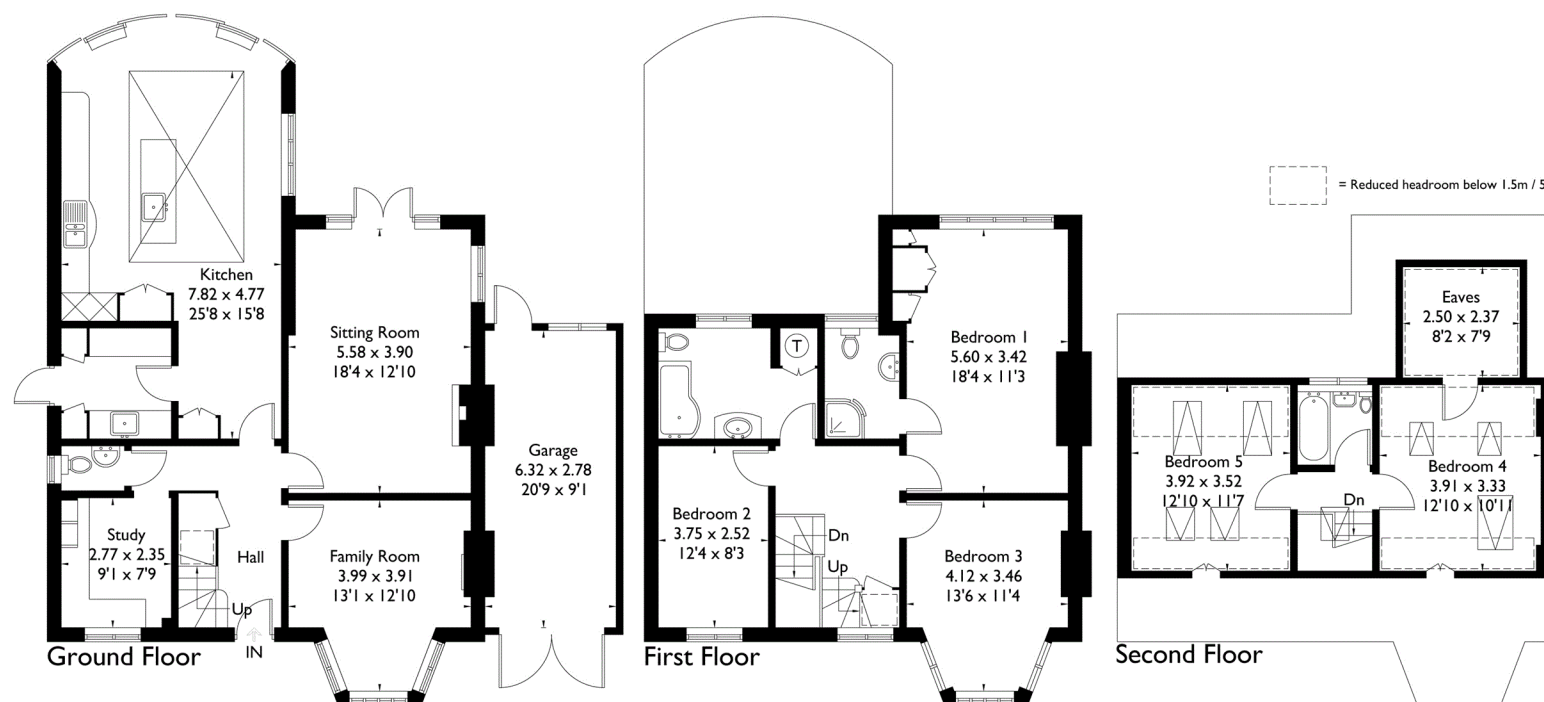
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Approximate Gross Internal Area = 195.8 sq m / 2107 sq ft

Eaves = 5.8 sq m / 62 sq ft

Garage = 17.6 sq m / 189 sq ft

Total = 219.2 sq m / 2359 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 199193

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

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

