

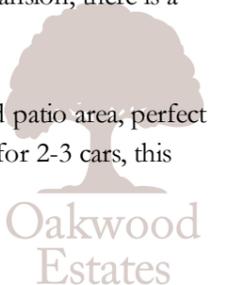


As you step into the welcoming corridor, your attention is immediately drawn to the inviting kitchen on the left, the Range Master cooker stands out, inviting you to indulge in the joys of cooking. Surrounded by floor and eye-level units, the kitchen offers ample storage space to keep your culinary essentials organized and within reach. The Travertine backsplash adds a touch of elegance, complementing the timeless appeal of the Range Master cooker. Beyond its aesthetic charm, the kitchen is designed for functionality, providing room for a table and chairs where family and friends can gather.

Adjacent to the kitchen, the main living room awaits, bathed in natural light streaming through French doors that lead out to the enchanting garden. A snug or office area, just off the living room, offers versatility to suit your lifestyle needs. Completing the ground floor, practical amenities include under stair storage and a convenient WC, ensuring comfort and convenience for residents and guests alike.

Ascending the stairs, you'll discover three well-proportioned bedrooms, each offering its own unique charm. The principal bedroom, positioned to the rear aspect, boasts built-in wardrobes and an ensuite shower room. The second bedroom, bathed in natural light from its front aspect, offers a bright and airy ambiance, while the third bedroom, also rear aspect, presents flexibility as a cozy single bedroom or a functional office space. For additional storage or potential expansion, there is a centrally boarded loft

Externally, the property delights with a south-westerly facing garden, featuring a well-maintained lawn and patio area, perfect for outdoor enjoyment and entertaining. With the added convenience of a garage space and parking for 2-3 cars, this property offers everything you need for modern living.

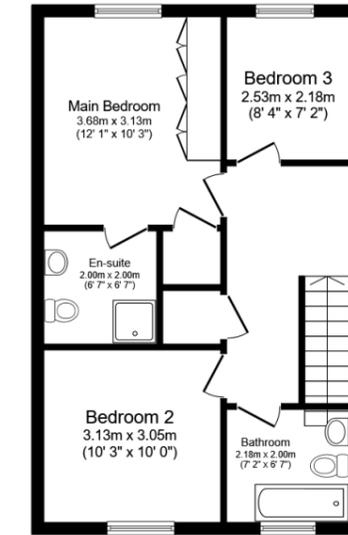
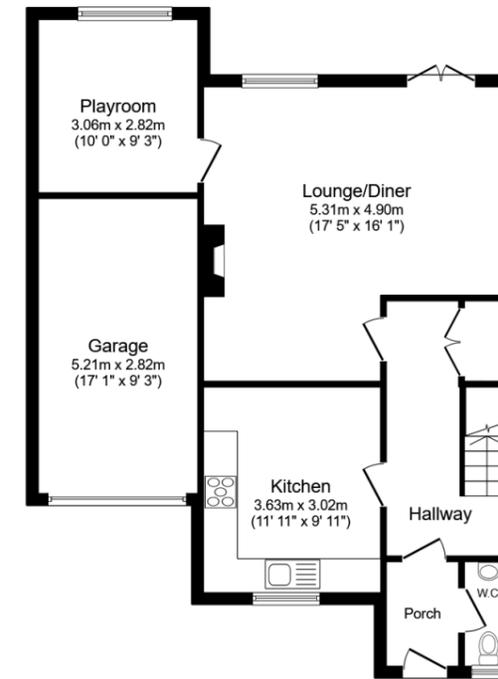


## Property Information

-  3 BEDROOM SEMI DETACHED
-  2 BATHROOMS
-  PARKING FOR 2-3 CARS
-  SOUTH WEST FACING GARDEN
-  EPC- D
-  WALKING DISTANCE TO SEER GREEN STATION
-  2 RECEPTION ROOMS
-  PRIVATE ROAD
-  COUNCIL TAX BAND F



## Floor Plan



TOTAL: 123.8 m<sup>2</sup> (1,332 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

### Local Area

Seer Green is a picturesque village located in the county of Buckinghamshire, England. One of its defining features is its idyllic rural setting, characterized by rolling countryside, quaint cottages, and charming woodland areas. The village retains much of its historic charm, with a mix of traditional and modern homes dotted throughout its leafy streets.

Community spirit thrives in Seer Green, with a range of local amenities and activities that bring residents together. The village boasts a primary school, a village hall hosting various events and clubs, a post office, and several shops catering to everyday needs.

### Transport Links

Seer Green benefits from excellent transport links, making it a convenient location for both commuters and residents looking to explore the surrounding areas.

### Railway:

Seer Green is served by Seer Green railway station, which is situated on the Chiltern Main Line. This provides direct services to London Marylebone station, with journey times typically around 30-40 minutes. Additionally, trains from Seer Green connect to other destinations such as High Wycombe, Aylesbury, and Banbury, offering convenient travel options for both work and leisure.

### Road:

The village enjoys easy access to major road networks, including the M40 and M25 motorways. These arterial routes provide convenient connections to nearby towns and cities, including London, Oxford, and Reading. The A40 and A404 trunk roads also pass close to Seer Green, offering further accessibility by car.

### Schools

- Seer Green Church Of England School
- Jordans School
- Chalfont St Giles Primary School
- St Mary and All Saints CofE
- Davenies School
- Butlers Court School
- High March School
- The Chalfonts Community College
- Beaconsfield High School
- The Beaconsfield School
- St Mary's
- Gayhurst School
- Thorpe House
- Dr Challoners

### Council Tax

Band F

