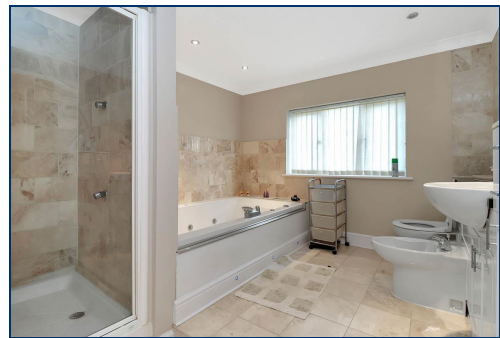
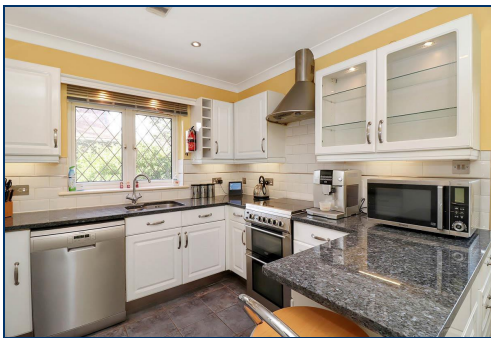


# The **Frost** Partnership

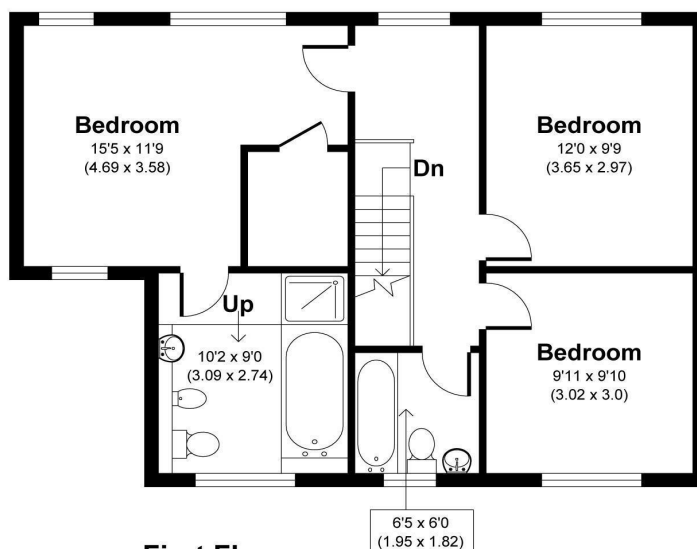
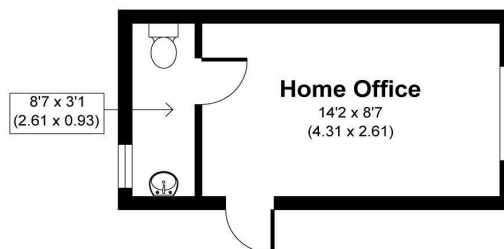
Beaconsfield Office: **T:** 01494 681234 **E:** beaconsfield@frostweb.co.uk

**Crossways, Manor Road, Seer Green, Beaconsfield, Buckinghamshire, HP9 2QU**

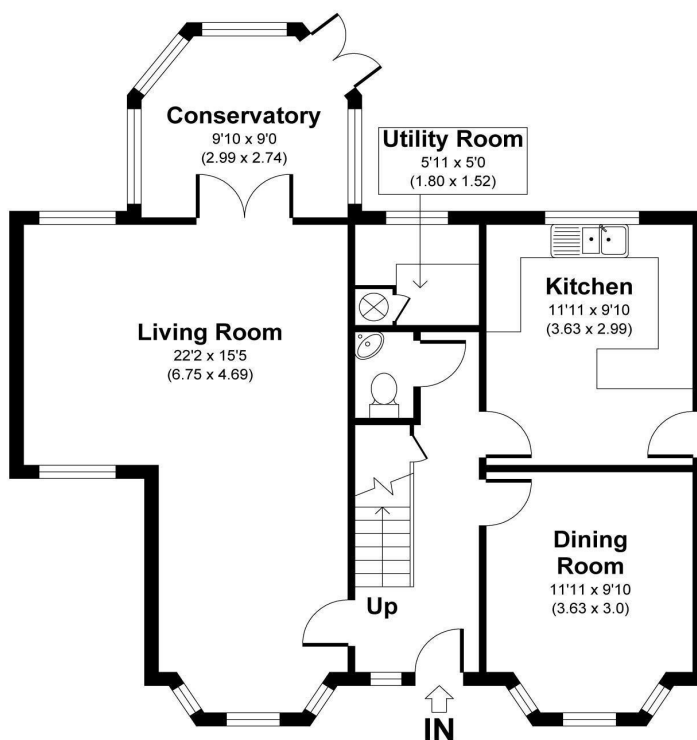
**Guide Price £1,150,000 (Freehold) DRAFT DETAILS**



- Sought after private road
- Close to village centre
- Scope to extend STP
- Air conditioning
- Three large bedrooms
- Immediate vacant possession available



**First Floor**



**Ground Floor**

**Crossways, HP9**

APPROXIMATE GROSS INTERNAL AREA 1532 SQ FT / 142.35 SQ M INC. HOME OFFICE

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**An attractive modern detached family house situated on a much sought after private road overlooking a large green and is within a short level walk of Seer Green village centre. The property offers scope to extend subject to obtaining the usual planning consents.**

**Ground floor:** with entrance hall, cloakroom, living room, dining room, kitchen/breakfast room.

**First floor:** with three large bedrooms including a principal bedroom suite with a very spacious en suite bathroom with Jacuzzi bath, two further double bedrooms, large family bathroom.

**Outside:** detached office/garden room with air conditioning, front garden providing ample parking, wide side access to rear garden.

**Additional features:** air conditioning to house and garden room; Velux windows in the loft.

### **THE LOCATION**

Seer Green, a desirable location in the Chiltern Hills, offers a variety of shops, a post office and selection of pubs. Seer Green and Jordans station is located within 0.6 miles, offering a mainline train service to London Marylebone, whilst the M40 (Junction 2) affords access to London, Heathrow, M25 and Oxford. There is a wealth of sporting and recreational amenities available in the local area including golf at Seer Green, Gerrards Cross, The Buckinghamshire Golf Club (in Denham) and Stoke Park Golf and Country Club. Tennis and cricket clubs may be found in Beaconsfield and Gerrards Cross and rugby at Beaconsfield and High Wycombe. The local countryside provides some excellent walks and bridle paths along the Chiltern footpaths and boating is available on the River Thames at Bourne End and Marlow. All times and distances are approximate and correct at the time of writing.

Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system, of which the Beaconsfield High School for girls and the Royal Grammar School for boys in High Wycombe, are the closest. Local independent preparatory schools include Caldicott (Burnham), The Beacon (Amersham), St. Mary's School (Gerrards Cross), Davenies and High March (Beaconsfield) to name a few.

### **THE PROPERTY**

Entrance hall with stairs rising to first floor, under stairs storage and cloakroom with white suite. Sitting room, a triple aspect room with feature gas fireplace, bay window overlooking the front, casement doors out to the conservatory overlooking the rear garden, access from the conservatory to the garden. Dining room with bay window overlooking the front. Kitchen/breakfast room fitted with a range of base and wall units with granite work surface, dishwasher, cooker and space for fridge, sink unit with mixer tap, outlook over the rear garden, door to side access. Utility room with space and plumbing for washing appliances, water softener, wall mounted gas fired boiler for central heating and hot water, cupboard housing hot water tank.

### **FIRST FLOOR**

Part galleried landing with access to loft, outlook over the rear garden. Bedroom one overlooking the rear garden, benefiting from a walk in wardrobe and an impressive en suite bathroom. A white suite comprising: large Jacuzzi bath, WC, bidet, wash basin set in vanity unit with storage cabinets, part tiled walls, wall mounted mirror, tile enclosed shower cubicle. Bedroom two and three are both double bedrooms and have rear and front outlooks respectively. Family bathroom fitted with white suite comprising: Jacuzzi bath with overhead shower and shower screen, WC, wash basin set in vanity unit with storage, part tiled walls.

### **OUTSIDE**

A wide plot, with driveway entrance providing ample off-street parking. Gated access to the side and a pleasant outlook over the central green to the front. The rear garden has a paved patio to the side and rear leading onto lawn with maintained beds and borders. Storage shed.

### **DETACHED OFFICE/GARDEN ROOM**

Detached brick built garden room with air conditioning, pitched and tiled roof with light, heating and power, with cloakroom. An ideal home office/studio or occasional annexe.

### **DIRECTIONS**

From the offices of The Frost Partnership in Beaconsfield head out over the railway bridge and over the Waitrose roundabout. Just past the shops turn right into Ledborough Lane. At the end of Ledborough Lane turn left and immediately right towards Seer Green. After about a mile turn left into School Lane and drive through the village towards Chalfont St Giles. Turn right into Manor Road and after a short distance Crossways will be found on the right hand side overlooking the large central green.

### **AGENT'S NOTE**

The EPC rating is D; a full report is available from our office.



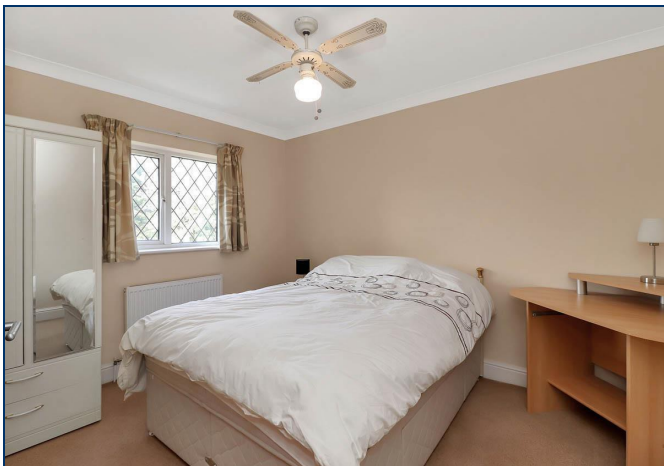
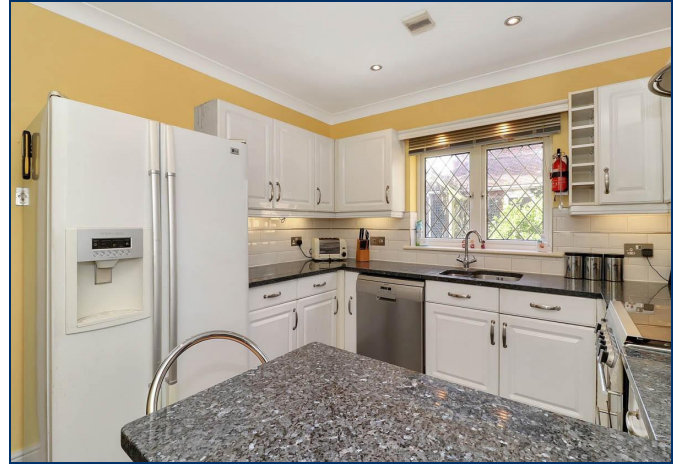
#### AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.