



Seeleys Road  
Beaconsfield, Buckinghamshire

**TIM RUSS**  
& COMPANY



50 Seeleys Road  
Beaconsfield  
Buckinghamshire  
HP9 1TB

- 5 BEDROOM DETACHED INCLUDING ANNEXE-STYLE ADDITION
- OVERLOOKING WOODLAND
- GENEROUS SIZED KITCHEN/BREAKFAST ROOM
- SPACIOUS RECEPTION ROOMS
- MASTER BEDROOM WITH EN SUITE
- DOUBLE GARAGE & DRIVEWAY
- POTENTIAL TO FURTHER EXTEND (SSTP)
- SECLUDED PRIVATE GARDENS

GUIDE **£1,150,000** FREEHOLD



## The Property

Facing 'Throshers' woodland on the edges of this popular estate, a five-bedroom detached house enjoying a corner plot in this established setting. The property has been extended with a single storey to one side enabling separate access to an annexe-style accommodation ideal for relatives, guests or extended families.

This spacious house design features an entrance vestibule with cloakroom and large inner hallway with wooden balustrade staircase rising to the first floor. The hallway accesses a large kitchen/breakfast room with utility, a 23'4 living room and good-sized dining/family room.

Referring to the floor plan one will note the dining room could be ideal reception space for the adjacent annexe. The latter currently comprises of its own front door, a kitchenette, a large bedroom with garden access and spacious shower room.

On the first floor the Master bedroom overlooks woodland and features built in wardrobe cupboards and an en suite shower room. There are three further bedrooms and a family bathroom.

Double glazing and gas central heating are provided with a modern boiler located in the double garage.



## Outside

To the front of the property there is level lawn behind low hedging with pathway leading to the newly installed front door and the 'annexe' front door.

There is driveway off road parking in front of the double garage and gated side access to the rear.

The rear garden is panel fence enclosed and mainly laid to level lawn with a patio linking to the living room and 'annexe' bedroom. There are various shrubs, trees and floral borders.

## Location

Seeleys Road is conveniently located on the Seeleys development within a level walk of Beaconsfield New Town and local woodland and countryside. Beaconsfield New Town offers a range of shops for day to day needs including Waitrose, Sainsburys and a Marks & Spencer Simply Food. There is also a library and main line train service to Marylebone (25 minutes approximately) and Birmingham. The M40 (J2&3) is a short drive away giving access to London, Oxford, Birmingham, M25 and M4 network.

The area is well known for its excellent schooling and the retention of the grammar school system. Private schools in Beaconsfield include Davenies for boys and High March for girls.



## Directions

From the centre of Beaconsfield proceed towards Penn passing straight on at the Waitrose mini roundabout. Continue beyond the shops onto Penn Road and turn first left into Seeleys Road. The road bears to the right and after passing Hoe Meadow on the right-hand side turn left into a continuation of Seeleys Road and number 50 will be found on the right hand side as the next house after the right hand turning into The Copse.

## Viewings

Strictly by appointment only.

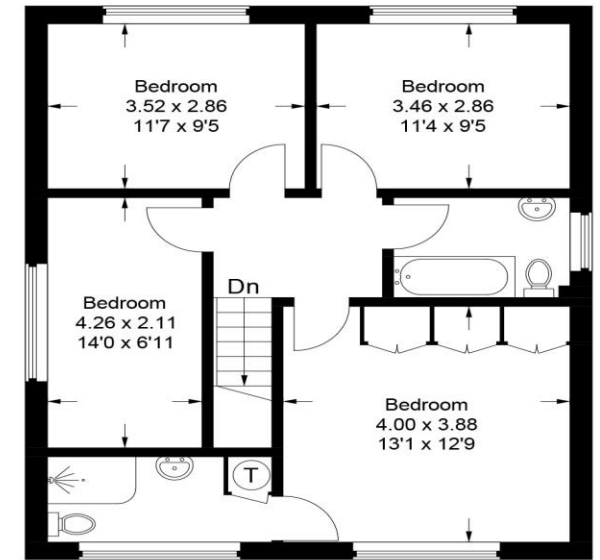
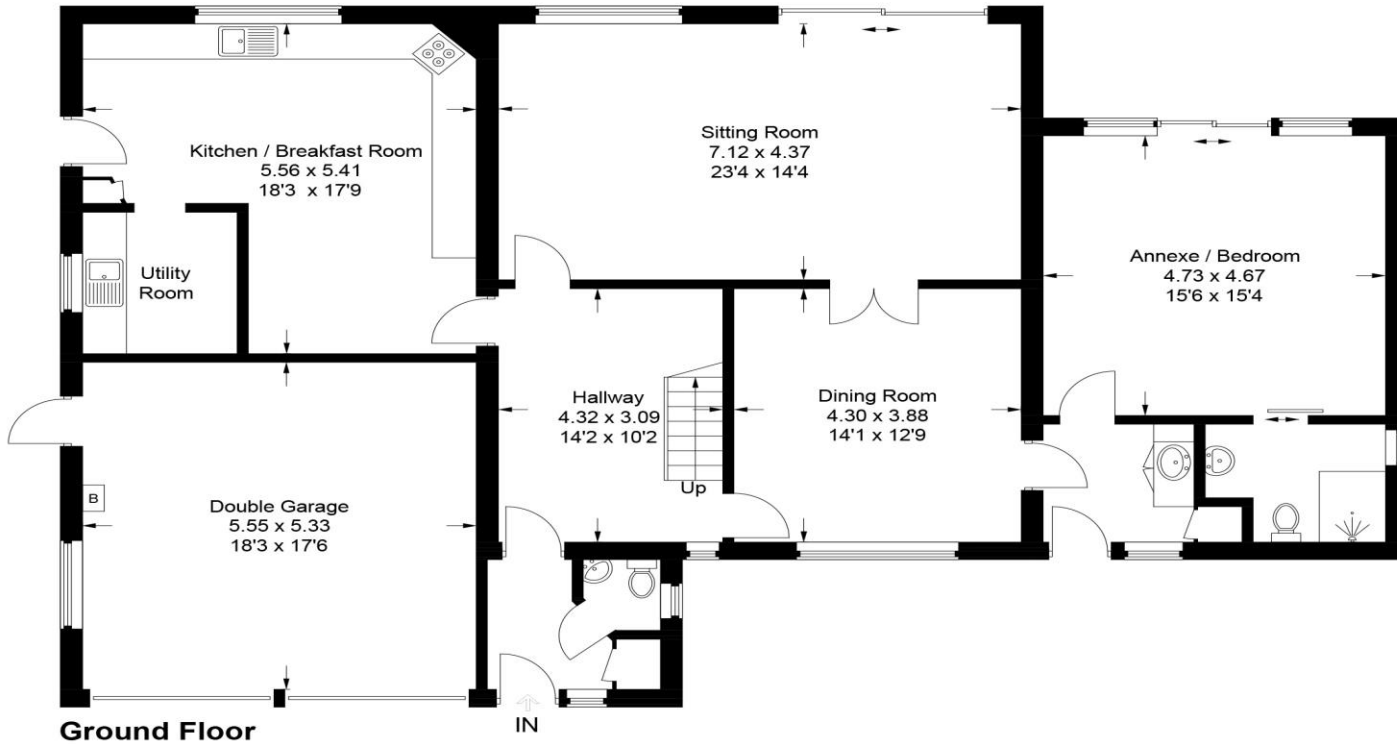
## Solicitors/Mortgage Advice

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

**EPC Rating D Council Tax Band G**

Ref: 24/8207





Ground Floor

First Floor

## 50 Seeleys Road

Approximate Gross Internal Area  
 Ground Floor = 135.1 sq m / 1454 sq ft  
 First Floor = 62.5 sq m / 673 sq ft  
 Garage = 29.8 sq m / 321 sq ft  
 Total = 227.4 sq m / 2448 sq ft

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

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