



Long Grove
Seer Green, Beaconsfield

TIM RUSS
& COMPANY



15 Long Grove
Seer Green,
Beaconsfield
Buckinghamshire HP9 2YN

- DETACHED CHALET-STYLE HOME
- DELIGHTFUL LARGE GARDEN
- FOUR GOOD SIZED BEDROOMS
- EXCELLENT SCOPE TO ADAPT/
ENLARGE SUBJECT TO PLANNING
- GARAGE & DRIVEWAY
- NO ABOVE CHAIN

O.I.E.O £1,000,000 Freehold



The Property

We are pleased to bring this well positioned four bedroom detached chalet style home to the market offering scope for enlargement and updating, subject to planning. The property is particularly well located just a short stroll from Seer Green village centre.

The adaptable ground floor lay out includes attractive wooden flooring in the hall and the three reception rooms which include sitting, family and dining areas with the main sitting room overlooking and accessing the garden. The kitchen/breakfast room has French doors to the garden. There is a guest bedroom with en suite shower room overlooking the front.

On the first floor there are three double bedrooms including a spacious main bedroom with ample wardrobes/storage which overlooks the lovely gardens. There is a modern fully tiled family bathroom.

The property features gas central heating to radiators with a modern Worcester Boiler in a useful outer lobby which links to the front and back of the house as well as the garage.



Outside

To the front of the property the garden is laid to lawn behind a low brick wall with a driveway to the side offering parking and leading to the garage.

The large southerly facing rear garden is a major feature of the property being particularly well secluded by established natural boundaries and featuring a host of shrubs/plants and mature trees. There is a paved patio leading to a large expanse of level lawn with central pond, shaped beds and borders. Gated side access leads to the front.

Location

Seer Green is a popular village offering individual shops, two highly regarded pubs and the well-respected village school plus a commuter station providing a fast service to London Marylebone.

Beaconsfield and Gerrards Cross are located close by providing a variety of well-known shops and cafes, two major supermarkets and a Marks & Spencer Simply Food.

Access to the M40 can be gained at Junction 2 Beaconsfield for good road connections to London, Oxford and the M25.



Directions

From Beaconsfield take the A355 towards Amersham and turn right into Longbottom Lane and then take the second turning on the left into School Lane. Head up into the village turning left into the first part of Orchard Road and left against the junction into the continuation of Orchard Road. Long Grove is then a left hand turning, number 15 will be found on the left hand side.

EPC Rating C

Council Tax Band G

Viewings

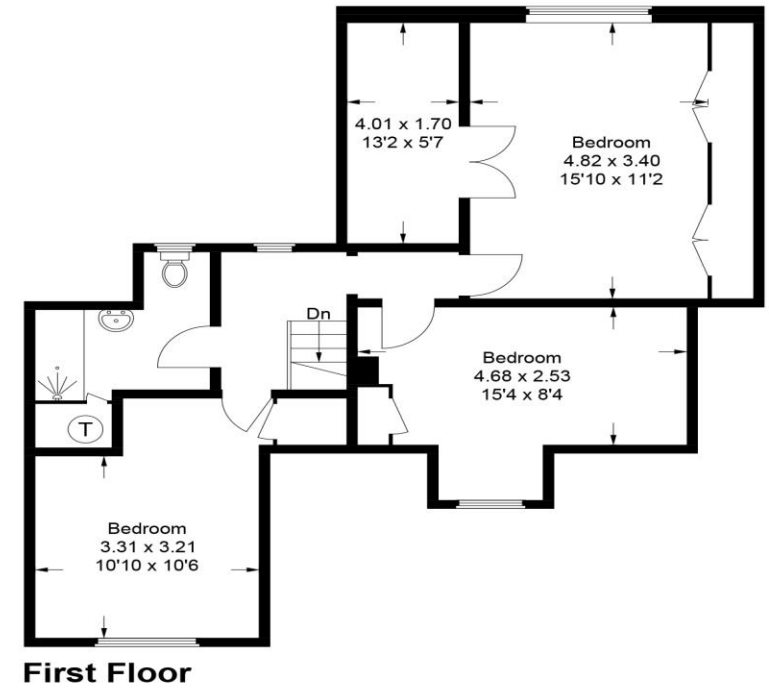
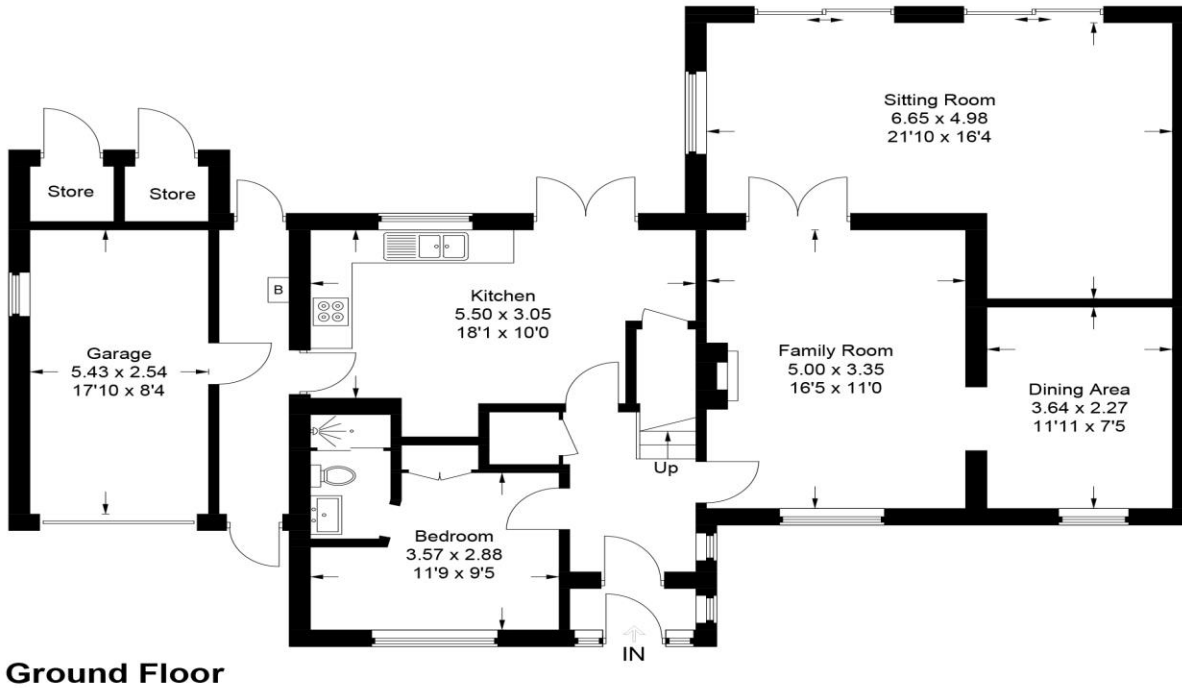
Strictly by appointment only.

Solicitors/Mortgage Advice

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

Ref: 24/8214





15 Long Grove

Approximate Gross Internal Area
 Ground Floor = 124.1 sq m / 1,336 sq ft (Including Garage)
 First Floor = 68.5 sq m / 737 sq ft
 Total = 192.6 sq m / 2,073 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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