



## Hearnes Meadow

Seer Green, Beaconsfield, Buckinghamshire

**TIM RUSS**  
& COMPANY



49 Hearnese Meadow  
Seer Green,  
Beaconsfield  
Buckinghamshire HP9 2YJ

FOUR BEDROOMS SEMI DETACHED  
HOME WITH THREE BATH/SOWER  
ROOMS

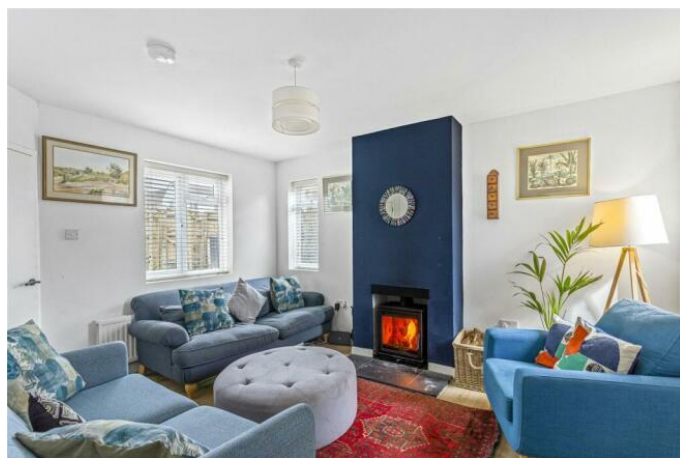
OPEN PLAN THEME & LOVELY  
RECEPTION SPACE

LOVELY KITCHEN/FAMILY ROOM WITH  
BIFOLDS TO GARDEN

DELIGHTFUL SECLUDED GARDENS

DIVEWAY OFF ROAD PARKING

**Price £795,000 Freehold**



## The Property

This four bedroom semi detached family home has been thoughtfully adapted, enlarged and updated to create a wonderful atmosphere and free flowing accommodation that is ideal for the younger family with a large kitchen/dining/family room in particular opening on to the garden deck. The property is well located just a short stroll from Seer Green village centre.

The ground floor porch opens to a hall with cosy living room with wood burning stove to the left and playroom to the right, both linking to the impressive dual aspect kitchen/dining/family room which in turn opens via bi folding doors and French doors onto the garden. There are integrated appliances, a spacious island, underfloor heating and a large skylight in the kitchen area. There is a well fitted utility room and downstairs modern shower room.

On the first floor there are three good sized bedrooms with storage and a modern family bathroom. Stairs lead to the second floor Master Bedroom with impressive en suite bathroom.

The property features gas central heating to radiators with under floor heating in the kitchen/dining/family room.



## Outside

The property is situated on a corner plot at the beginning of Hearn's Meadow with a driveway to front providing off road parking for two cars. Gated access from the side opens to a pathway leading to the front door and beyond to delightful secluded lawned gardens with wide raised decking, a bark play area and planters. The whole is nicely secluded and the aspect is southerly

## Location

Seer Green is a popular village offering individual shops, two highly regarded pubs and the well-respected village primary school plus a commuter station providing a fast service to London Marylebone. Buckinghamshire is in catchment for the Grammar School system

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 and after passing the Cricketers on the right hand side turn right into Hearn's Meadow where number 49 will be found as the first property on the right hand side.

**EPC Rating C**

**Council Tax Band G**

## Viewings

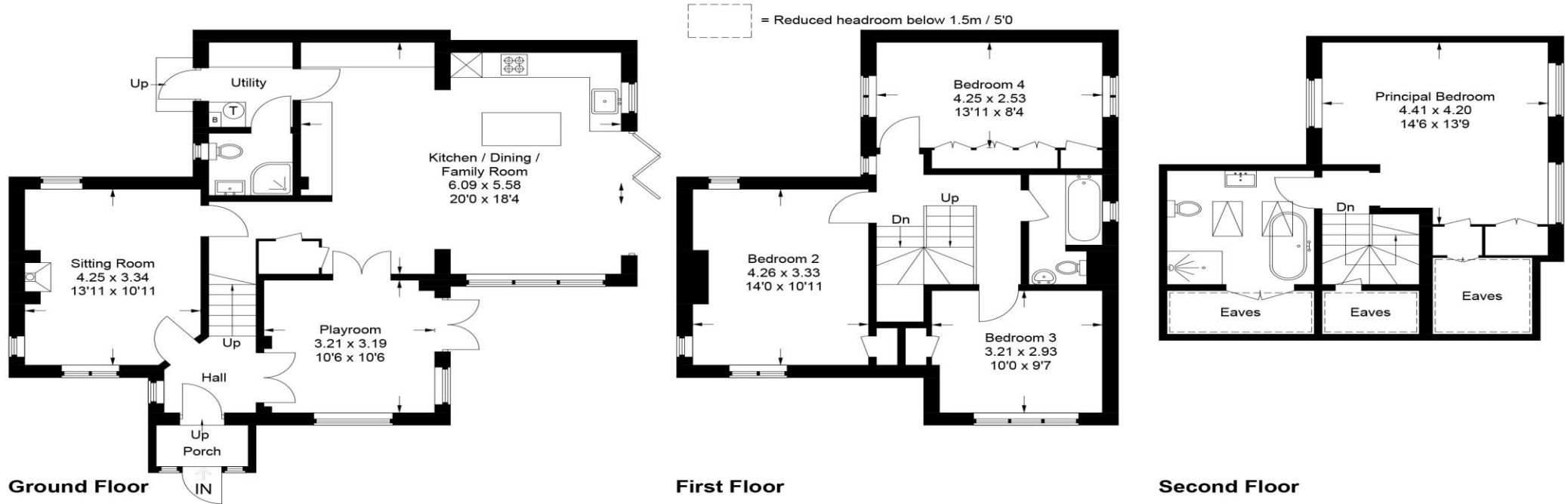
Strictly by appointment only.

## Solicitors/Mortgage Advice

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

Ref: 24/8216





## 49 Hearnese Meadow

Approximate Gross Internal Area = 159.6 sq m / 1,718 sq ft  
(Excluding Eaves)

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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