



Howard Road
Seer Green, Beaconsfield, Buckinghamshire

TIM RUSS
& COMPANY



17 Howard Road
Seer Green
Beaconsfield
Buckinghamshire HP9 2XT

- THREE BEDROOM DETACHED HOME IN LOVELY VILLAGE SETTING
- CONSERVATORY ADDITION
- POTENTIAL TO EXTEND/ADAPT SUBJECT TO PLANNING
- GOOD SIZED SOUTH FACING GARDEN
- GAS CENTRAL HEATING TO RADIATORS
- GARAGE SITUATED TO THE REAR AND DRIVEWAY
- NO ONWARD CHAIN

A particularly well positioned three-bedroom detached home in need of updating and with potential to be a lovely family home with good sized south facing garden, driveway and garage.

Walking distance to village amenities – available immediately.

Price

£695,000

Freehold

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The Property

An attractive cottage-style old stock brick built detached three bedroom house in quiet centre of village location with southerly facing established garden. With a welcoming hall and parquet floor on the ground floor, the property offers potential to adapt/enlarge the accommodation subject to planning and is offered with no chain above.

In brief the accommodation comprises: spacious entrance hall, cloakroom, living room with brick fireplace opening to dining room with double doors to a heated conservatory. The fitted kitchen is well equipped with built in double oven & gas hob and could be potentially knocked through to the dining area (subject to planning) and create a lovely eat in room.

On the first floor there are three bedrooms (two good doubles, the main bedroom with sink) and modern family bathroom.

There is gas central heating and double-glazed windows.

Outside

To the front the garden features lawn behind

hedgerow with a good sized driveway for off road parking which extends to the side as hard standing leading to the garage behind the house. .

The rear garden is mainly lawned in two sections and extending behind the garage. There is a patio, various shrubs/plants and maturing trees. The aspect is southerly.

Location

The property is located within a few hundred yards walk from the sought after village school, church and a good variety of shops including two public houses one of which is a gastro pub. Nearby, Seer Green station serves London Marylebone (approx. 30 minutes).

Located about three miles away is Beaconsfield New Town which offers more comprehensive shopping facilities including Waitrose, Sainsbury's and a Marks & Spencer Simply Food. Beaconsfield Old Town also has many restaurants and public houses.

The M40 (J2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network.

The area is well known for its excellent schooling and the retention of the grammar school system.

The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.

Directions

From Beaconsfield proceed along Ledborough Lane and the A355 into Long Bottom Lane, sign posted Seer Green. Take the second turning on the left into School Lane and after passing the Cricketers on the right and the road becomes Chalfont Road. Howard Road is then the second turning on the left with number 17 down on the left hand side

Viewings

Strictly by appointment only.

Solicitors/Mortgage Advice

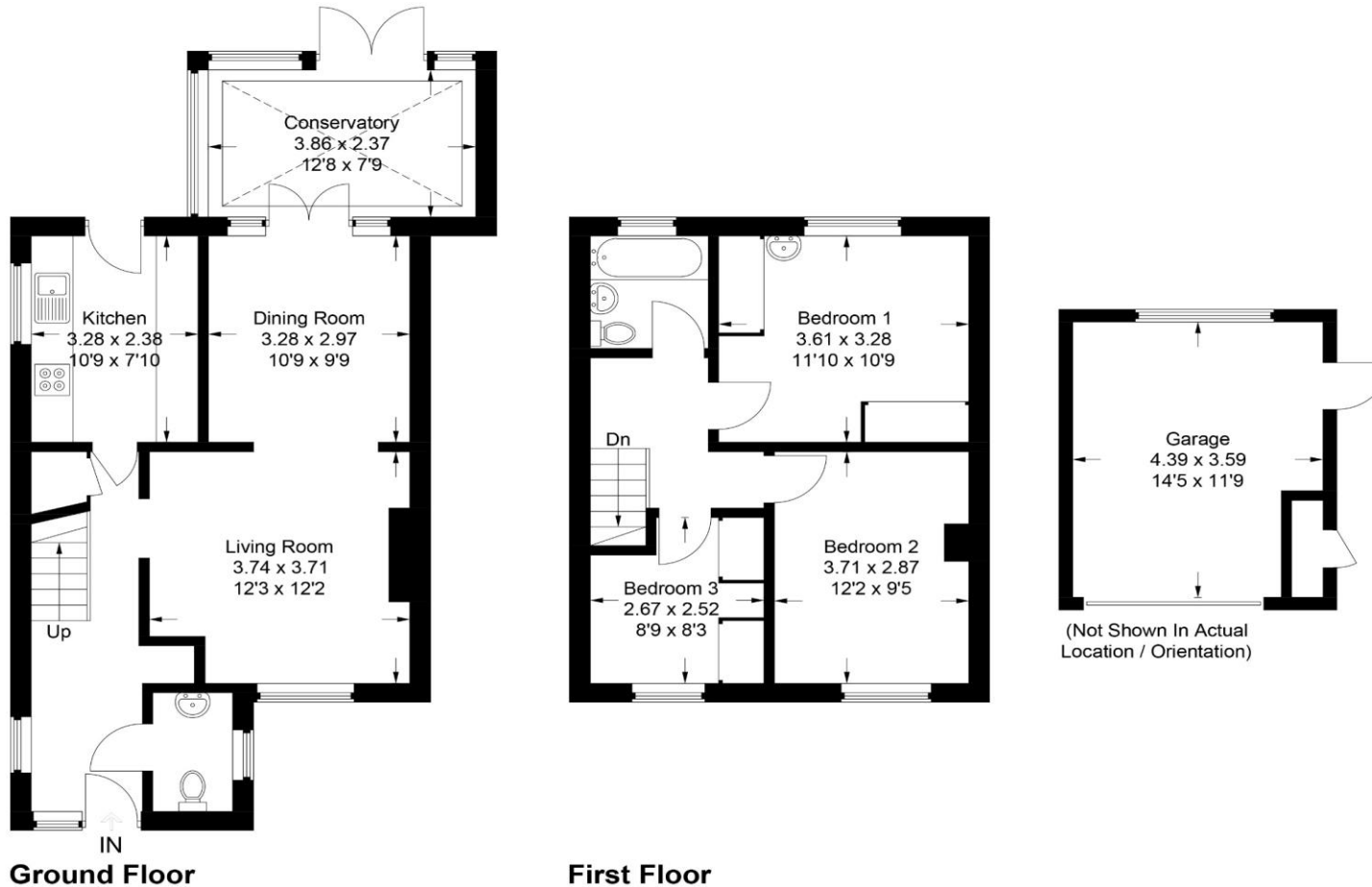
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisors and solicitors.

E.P.C Rating D

Council Tax Band E

Ref 24/8217





Ground Floor

First Floor

17 Howard Road

Approximate Gross Internal Area
 Ground Floor = 68.0 sq m / 732 sq ft
 First Floor = 37.6 sq m / 404 sq ft
 Total = 105.6 sq m / 1,136 sq ft
 (Excluding Garage)

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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