



24 Long Grove, Seer Green - HP9 2YW  
£1,660,000

 **TIM RUSS**  
& Company



## 24 Long Grove

Seer Green, Beaconsfield

- 5 Bedroom Detached Family Home
- Over 3000sqft Of Accommodation
- Stunning Kitchen/Dining/Family Room
- 3 Reception Rooms
- Set On 1/4 Acre Plot
- Useful Ground Floor Bedroom Suite
- Located In Favoured Village
- Excellent Parking Facilities Plus Garage

A surprisingly spacious and beautifully presented five bedroom detached home with over 3,000 sqft of accommodation, sympathetically extended by the current owners providing the perfect blend of modern day family living and entertaining. The property is set in a quiet lay-by in this favoured village location surrounded by glorious countryside views, approached by a gravel carriage style driveway leading to an integral garage, occupying a delightful ¼ acre plot. A welcoming entrance hall, with large cloakroom, leads to a pleasant sitting room with feature fireplace and bi-fold doors to the rear garden, the gorgeous kitchen/dining/family room is undoubtedly the heart of the property with further bi-fold doors to the rear garden providing a seamless indoor-outdoor family/entertaining area. There is an extensive range of units with Quartz work tops, underfloor heating and a large central island with further storage space, complimented by a utility room.



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Additionally there is a separate playroom and study plus a useful ground floor bedroom with an en-suite shower room, ideal for elderly relative or guest suite.

On the first floor is a generous size landing with access to all bedrooms, the main bedroom is an impressive size with en-suite shower room with Villeroy & Boch sanitary ware. There are three further bedrooms served by a refurbished family bathroom.

The private rear garden is a particularly fine feature of the property boarded by mature hedging and well established trees. The garden is of excellent proportion with a large level area of lawn, incorporating an excellent newly laid patio area ideal for outdoor seating.

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.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Approximate Gross Internal Area  
284.1 sq m / 3,058 sq ft  
(Including 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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# Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 674321 • Beaconsfield@timruss.co.uk • timruss.co.uk/



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