



Deanrise, Dean Wood Road, Jordans - HP9 2UU

Guide Price £1,950,000

 **TIM RUSS**
& Company



Deanrise, Dean Wood Road

Jordans, Beaconsfield

- Superbly Presented Detached Family Home
- Refitted And Remodelled Kitchen/Dining Room
- Three Receptions Room
- Four Double Bedrooms Three Bathrooms
- Occupying Glorious 1/4 Acre South West Plot
- Situated On Popular Private Road
- Short Walk To Train Station
- Double Detached Garage

Dean Wood Road is a popular private road set in the favoured village of Jordans which is a most attractive village with origins from the Quaker community in the early 1900's. Also nearby is Seer Green village, which has a range of local amenities, including schooling, a church, a variety of shops, public houses and a post office. The local Seer Green and Jordans community railway station is only a short walk which serves London Marylebone (35 minutes approximately). The centres of Beaconsfield and Gerrards Cross are within about three miles providing a comprehensive range of facilities. Junction 2 of the M40 is within a few minutes drive. The area is well known for its excellent schooling and the retention of the grammar school system.



Deanrise Dean Wood Road

Jordans, Beaconsfield

A superbly presented and recently remodelled detached property providing an excellent size family home, approximately 3,000sqft. Ideally located in this delightful popular tree lined private road with just a small selection of individually designed properties, only a short walk from Seer Green and Jordans railway station. The entrance hall gives access to all the principal rooms of the ground floor with the sitting room, family room and kitchen/dining room all providing access to the superb mature garden, a useful study overlooks the green to the front. The kitchen/dining room which has recently been remodelled and refitted in the last two years is undoubtedly a fine feature of the property.

All four bedrooms are now doubles with the principle bedroom and bedroom 2 both feature luxury en-suite bathrooms, the two further bedrooms are served by a beautifully fitted main bathroom.

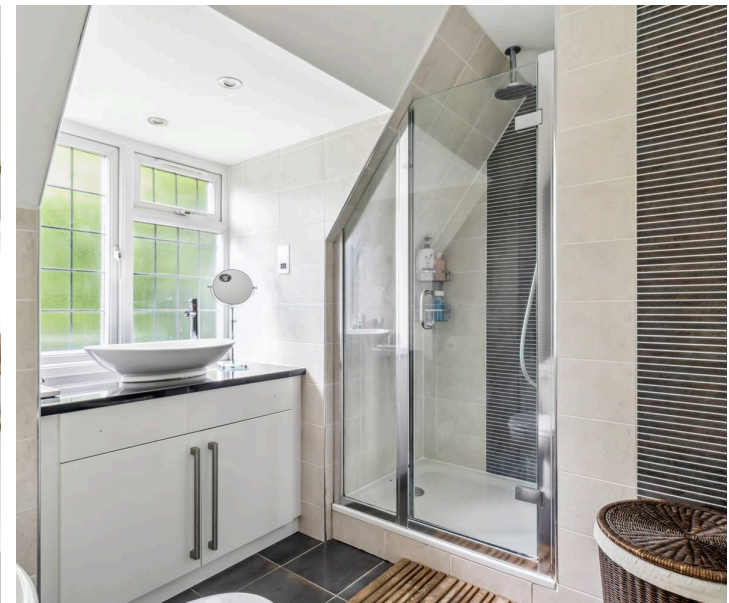
Outside the property sits well in its generous mature plot which is approximately a ¼ of an acre and enjoys a south-westerly aspect, featuring a variety of established trees, flower beds and shrub borders and hedging.

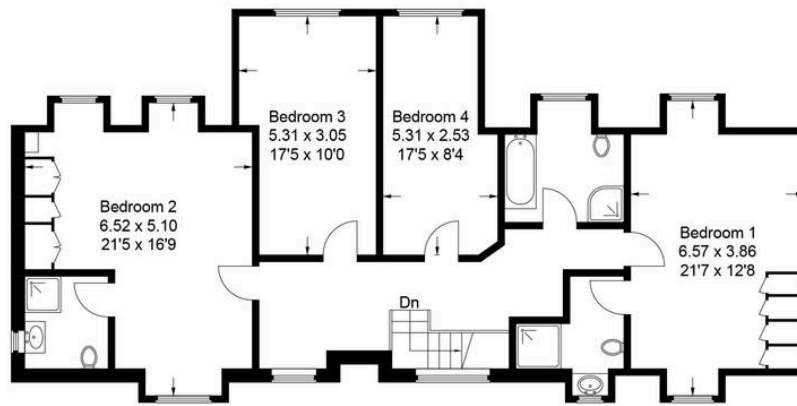
Council Tax band: G

Tenure: Freehold

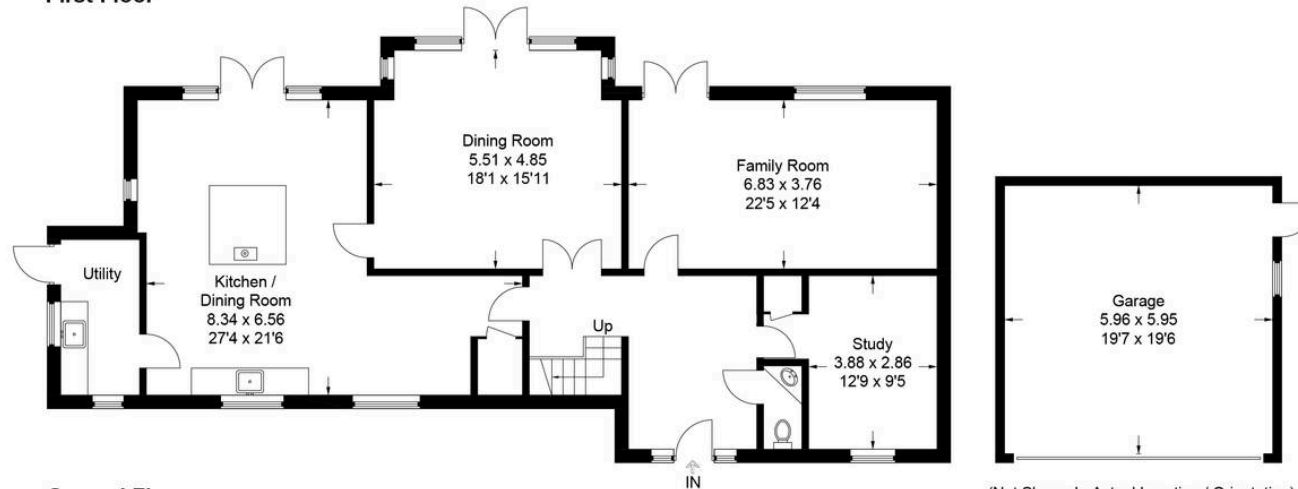
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





First Floor



Ground Floor

(Not Shown In Actual Location / Orientation)

Deanrise

Approximate Gross Internal Area

Ground Floor = 136.2 sq m / 1,466 sq ft

First Floor = 109.3 sq m / 1,176 sq ft

Garage = 35.4 sq m / 381 sq ft

Total = 280.9 sq m / 3,023 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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