



WYNNSWICK ROAD, SEER GREEN

COLMAN
&CO



LITTLEWICK
WYNSWICK ROAD
SEER GREEN HP9 2XW

A modern family home built about 10 years ago to a high specification in a quiet cul de sac.

BEAUTIFULLY PRESENTED FAMILY HOME
SUNNY WELL EQUIPPED KITCHEN WITH ROOF LANTERN
BREAKFAST AREA WITH BI-FOLD DOORS TO GARDEN
SITTING ROOM WITH SLIDING DOOR TO TERRACE
SEPARATE DINING ROOM
4 GOOD SIZED BEDROOMS & 2 BATHROOMS
SOUTH -EAST FACING LEVEL GARDEN
EPC = C

THE PROPERTY

NO ONWARD CHAIN. A unique individually designed family home with a superb Kitchen-Breakfast Room and bi-fold doors to the garden. The comfortable Sitting Room has an open fireplace and sliding patio doors to the terrace and garden. Upstairs the landing has a high vaulted ceiling with exposed timbers as do Bedrooms 1 and 4.

ACCOMMODATION

Entrance Hall with porcelain tiled floor and decorative wall, coats cupboard.
Cloakroom with low level WC, vanity basin, porcelain floor tiles and wall tiling.

Inner Hall with underfloor heating. Engineered wood flooring throughout the Kitchen, Sitting Room and Dining Room.

Sitting Room open fireplace with brick surround and timber above, exposed brickwork, double glazed sliding door to garden, double doors to Dining Room.

Door to Kitchen - Breakfast Room with an excellent range of wall cupboards and drawers, Granite work tops, sink unit, fitted refrigerator and freezer, shelved storage cupboards, breakfast bar, Neff double oven and gas hob with extractor above, underfloor heating. Utility Room with sink unit, floor and wall cupboards, gas fired central heating boiler, plumbing for washing machine, understairs cupboard, space for tumble dryer, cupboard containing pressurised water tank, water softener, tiled floor, door to side.

On the first floor
Landing with high vaulted ceiling, two Velux windows, exposed timbers, linen cupboard.

Bedroom 1 with double aspect, high vaulted ceiling and exposed timbers. En Suite Shower Room with wide shower and fixed glazed screen, two hand basins with cupboards beneath, low level WC, tiled walls and floor, Velux window, underfloor heating, twin mirrors with lighting.
Bedroom 2 with range of fitted wardrobe cupboards, shelving and access to roof space.

Bedroom 3
Bedroom 4 with vaulted ceiling and exposed timbers.
Family Bathroom with panel enclosed bath with shower attachment, pedestal basin, low level WC, tiled walls and floor.

OUTSIDE

A paved driveway provides parking for three cars and access to the Garage with light and power. Partly screened by hedging, a pathway leads to the rear garden which is well established, beautifully landscaped with a variety of plants and shrubs. Well enclosed by fencing, there is a large terrace and pergola to take full advantage of the sunny south-east aspect. Steps and pathways lead the lawn.

SCHOOLS: Seer Green CE Combined School is 0.7 miles from the property; Jordans Village School is under 2 miles away. Senior Schools can be found in Beaconsfield and High Wycombe. Seer Green & Jordans railway station, 1.6 miles from the property, is on the Chiltern Main Line. Junction 2 of the M40 Motorway is within easy driving distance.



GENERAL

Buckinghamshire Council
Council Tax Band G

Services

Mains water, gas and electricity.

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Approximate Gross Internal Area
Ground Floor = 93.2 sq m / 1,003 sq ft
First Floor = 75.7 sq m / 815 sq ft
Garage = 15.5 sq m / 167 sq ft
Total = 184.4 sq m / 1,985 sq ft

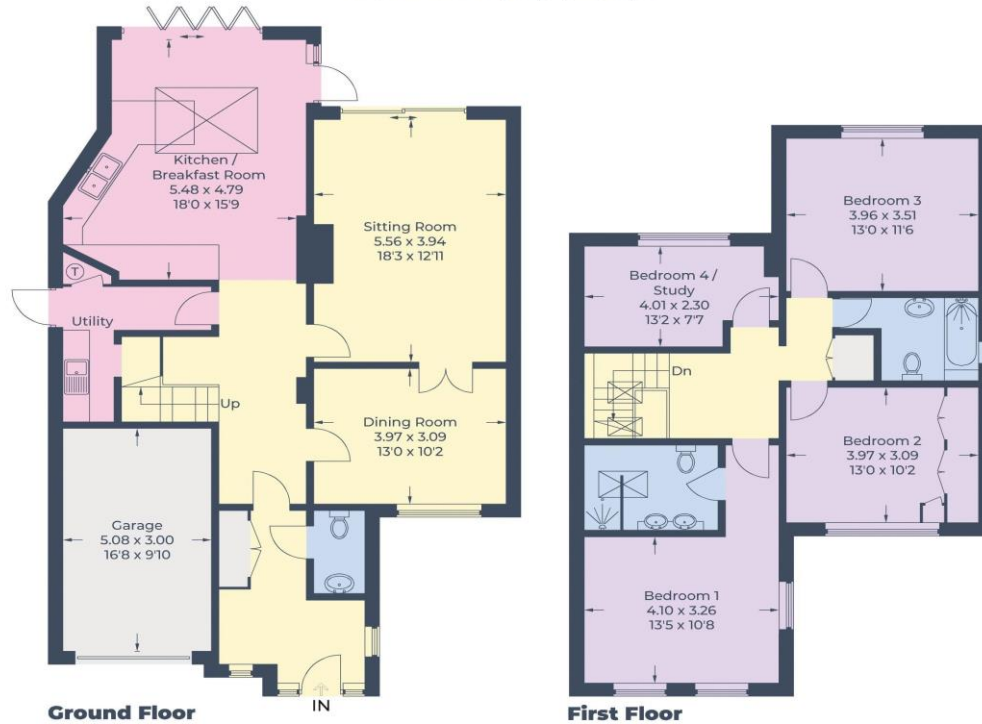


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