

**SW19**

*'it's all in the postcode...'*



## **Paddocks End**

Seer Green

**Offers in Excess of £820,000**

- Three bedrooms
- Two bathrooms
- No Chain
- Off street parking for two cars
- Garage



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

[www.SW19.com](http://www.SW19.com)

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

*'it's all in the postcode...'*



A Rare Gem in Seer Green – Exceptional Three-Bedroom Brick & Flint Residence. SW19 is delighted to present this extraordinary three-bedroom brick-and-flint home, nestled within an exclusive cul-de-sac of just five properties in the highly coveted village of Seer Green. Effortlessly blending timeless charm with modern sophistication, this impeccably presented residence offers a warm, inviting ambience, thoughtfully designed interiors, and a picturesque rear garden. With excellent transport links and a thriving village community, this is a standout opportunity for discerning buyers seeking tranquillity and connectivity in equal measure. From the moment you step inside, you are welcomed by a bright and airy entrance hall, where natural light cascades through the space. A stylish and practical downstairs cloakroom enhances everyday convenience. The well-appointed kitchen/breakfast room boasts bespoke cabinetry, premium integrated appliances, and ample space for relaxed dining. The elegant lounge is a true showpiece, featuring characterful beamed ceilings, an inviting open brick hearth fireplace, and French doors that lead seamlessly to the idyllic rear garden. Adjoining the lounge, a versatile additional room provides flexible living options—whether as a dining area, playroom, or inspiring home office—complete with a charming stable-style door. The serene rear garden is a private sanctuary, designed with a combination of expansive patio space and a manicured lawn, enhanced by established border shrubs and a convenient side gate. Upstairs, three generously proportioned bedrooms await, including a luxurious principal suite with bespoke built-in wardrobes and a stylish en-suite shower room. A beautifully crafted contemporary country-style family bathroom completes this level with refined elegance. To the front, a spacious garage with power and lighting is complemented by a private driveway, offering ample parking for at least three vehicles. Positioned on the corner plot of this prestigious cul-de-sac, the property enjoys a heightened sense of privacy and exclusivity. Offered chain-free, this is a rare opportunity to secure a home in Seer Green—one of Buckinghamshire’s most desirable villages, renowned for its award-winning pub, The Cricketers, and a selection of quaint local amenities, including a traditional butcher and convenience store. With Seer Green & Jordans train station within walking distance and Beaconsfield just three miles away, this property offers the best of both worlds—peaceful village living with seamless transport links.



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

[www.SW19.com](http://www.SW19.com)

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

*'it's all in the postcode...'*

The floor plan shows a property with the following rooms and dimensions:

- PLAY ROOM**: 9'3" x 10'0" (2.82m x 3.06m)
- GARAGE**: 9'3" x 17'1" (2.82m x 5.21m)
- LOUNGE/DINER**: 17'5" x 16'1" (5.31m x 4.90m)
- KITCHEN**: 9'11" x 11'11" (3.02m x 3.63m). The kitchen includes a sink, a four-burner gas hob, and a refrigerator.
- BATHROOM**: Located at the bottom right, containing a toilet and a bathtub.
- HALLWAY**: A central hallway with an upward-pointing arrow labeled "UP" indicating a staircase.
- UTILITY**: A small utility room with a washing machine icon.
- PORCH**: A small front porch.
- WC**: A small toilet room.
- Feature B**: A circular feature labeled "B" is located in the bottom left corner of the kitchen area.

The floor plan shows a rectangular house with a large garden area at the bottom. The house is divided into several rooms:

- MASTER BEDROOM:** 10'3" x 12'1" (3.13m x 3.68m), located in the top left. It has a large window (W) on the right wall and a door leading to the landing.
- BEDROOM 3:** 7'2" x 8'4" (2.18m x 2.53m), located in the top right. It has a window (W) on the left wall and a door leading to the landing.
- LANDING:** A central area with a door leading to the garden (GARDEN) at the bottom. It also has a door leading to the ENSUITE.
- ENSUITE:** 6'4" x 5'10" (1.94m x 1.79m), located between the Master Bedroom and the Landing. It contains a toilet and a shower.
- BEDROOM 2:** 10'3" x 10'0" (3.13m x 3.05m), located in the bottom left. It has a door leading to the landing.
- BATHROOM:** 7'2" x 6'7" (2.18m x 2.00m), located in the bottom right. It contains a bathtub, a toilet, and a shower.
- W.C. (Water Closet):** Located between the Landing and the Bathroom, containing a toilet.
- SWIMMING POOL:** A large rectangular pool located in the bottom right, outside the house.
- GARDEN:** A large area at the bottom of the house, accessible from the landing.

The plan also shows several windows (W) and doors (D) throughout the house.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by you.



*'it's all in the postcode...'*

These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

---

020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

[www.SW19.com](http://www.SW19.com)

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

*'it's all in the postcode...'*