



Howard Crescent, Seer Green

Ashington Page



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Immaculately presented 4 bedroomed detached property situated in the peaceful village of Seer Green, a sought-after spot set in the Chiltern hills with a selection of local amenities, award winning pubs and within catchment for excellent primary, secondary and grammar schools. The train station with direct links into London Marylebone is 1.1 miles away and all major road networks are close by.

This beautifully presented property has been well maintained to a high standard, with recently fitted new carpets and redecorated throughout, an ideal family home. The house is approached through a gated private gravelled driveway with parking for several vehicles. There is a large attached garage.

The bright and inviting entrance hall gives access to all the principal reception rooms. There is a large dining room, study, a ground floor fourth bedroom, kitchen, downstairs shower room and an under-stair storage cupboard.

The dining room is a well-proportioned space with dual aspect windows and an attractive open fire with exposed brick surround mantle. The sitting room is another generous size and benefits from a feature electric wood burner fire which creates a calming and tranquil ambiance in the evening and a door opening onto the stunning garden.

The well equipped kitchen comprises of a selection of wall and base units in a Farrow and Ball hand painted finish. A part exposed brick wall feature, a large ceramic white sink and quartz worktops complete the design. Integrated appliances include a six ring gas hob with double electric oven and fridge/freezer. There is plumbing for a dishwasher.

The third reception room is a study, but could easily function as a playroom or another family room. The fourth room is currently being used as a study but could easily be converted back to a fourth bedroom, it has the added bonus of a fitted cupboard already in place. A walk-in shower room with WC and handbasin together with plumbing for a washing machine completes the accommodation on this floor.





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The stairs lead to a bright, spacious landing giving access to a further three bedrooms, family bathroom, an airing cupboard and an overstairs storage cupboard.

The large principal bedroom is conveniently situated overlooking the rear garden and has ample fitted wardrobes spanning the majority of the back wall. Bedroom two is a double room with integrated storage facility with views to open countryside. Bedroom three is another double bedroom.

The modern family bathroom consists of a separate bath, walk in shower and a large sink encased in an attractive wooden vanity unit with storage underneath.

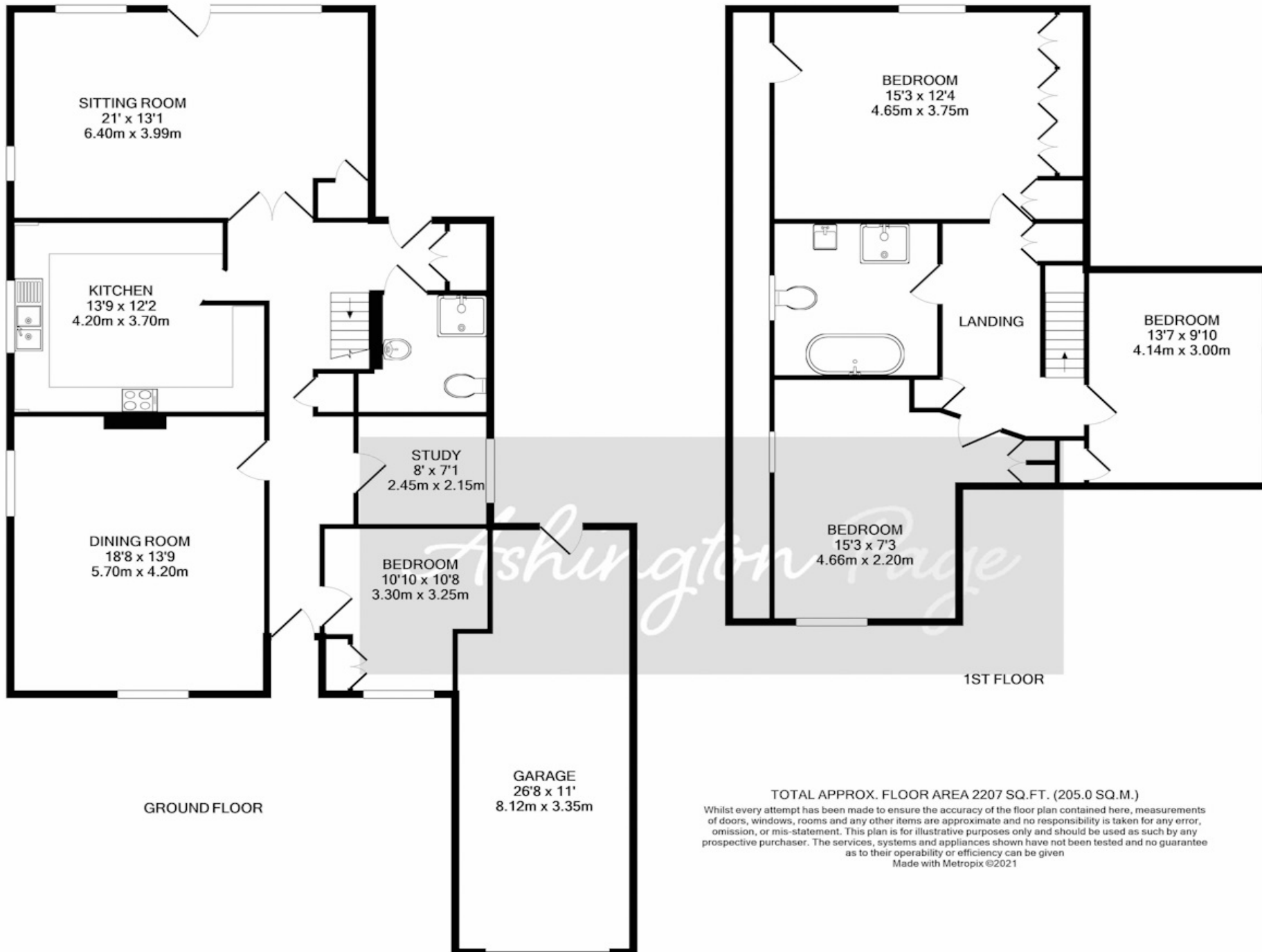
The property has a security system with alarm points throughout and installed Hive Smart Home heating system.

The beautiful secluded well maintained garden is a wonderful addition to this property, it is mainly laid to lawn with mature hedge borders and partly surrounded by flower beds. There is a large patio terrace that wraps around the property giving a great space for entertaining and outdoor dining with rear access to the garage.

At the bottom of the garden there are two very useful storage sheds, one fitted with power, and there is access to the garage from the garden.

FREEHOLD
EPC D
SAT NAV HP9 2XP





TOTAL APPROX. FLOOR AREA 2207 SQ.FT. (205.0 SQ.M.)

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