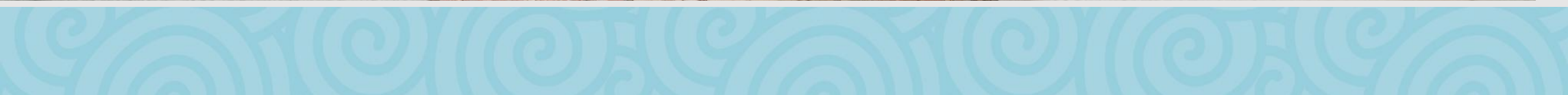




66 Seeleys Road, Beaconsfield



Ashington Page



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Beautifully presented five-bedroom family home offering not only elegant and contemporary living but also a wonderful sense of community and lifestyle.

The location is highly desirable, with a community park and cricket club just minutes away. The property also falls within an excellent school catchment area, with the added convenience of a school bus stopping at the end of the road. For those who enjoy the outdoors, a variety of scenic walking routes are accessible from the doorstep, offering easy access to the surrounding countryside. Despite its peaceful setting, the home is ideal for commuters, with Beaconsfield train station approximately a 12-minute walk away, providing excellent transport links.

The property is approached via a block-paved driveway, offering ample off-street parking, an electric car charging point, and access to a double garage.

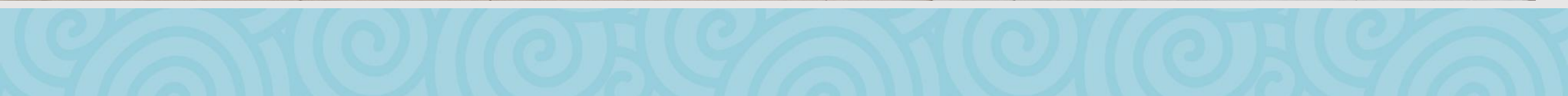
Upon entering, you are immediately welcomed by a bright and spacious entrance hall, where stunning views through to the garden set the tone for the rest of the home. This impressive open-plan living space features bifold doors that seamlessly connect the interior to the garden. A separate study is located to the left of the entrance hall, along with useful hallway storage cupboards.

Double doors lead to a formal living room, complete with engineered wood flooring, bespoke fitted shelving and units, and further bifold doors opening onto the garden.

The kitchen/dining area is a standout feature, designed to maximise light and space with bifold doors on both sides, truly bringing the outdoors in. The bespoke Schmidt kitchen is centred around a large island with integrated storage and complemented by quartz worktops and a range of base and wall units. High-spec integrated appliances include a Miele oven and microwave, integrated dishwasher, fridge freezer, Bora extractor, and Caple hot water tap. A built-in pantry adds further practicality.

The ground floor also provides internal access to the double garage and a spacious utility room, offering additional storage, plumbing for a washer and dryer, and space for a further fridge freezer, along with a side access door. A downstairs WC and underfloor heating throughout the ground floor complete the accommodation.





Upstairs, the central landing leads to four well-proportioned bedrooms and a family bathroom.

The principal bedroom is a luxurious retreat, thoughtfully designed with distinct zones including a work-from-home area and access to a private balcony. It also benefits from a walk-in dressing area and a stunning en-suite bathroom featuring a freestanding bath, separate shower cubicle, double sinks, and integrated storage, all finished to a high standard with Lusso fittings.

The guest bedroom is a generous double with integrated wardrobes and an elegant en-suite shower room, complete with a monsoon shower, floating hand basin, WC, and heated towel rail.

Bedrooms three and four are both spacious doubles, each with integrated wardrobes.

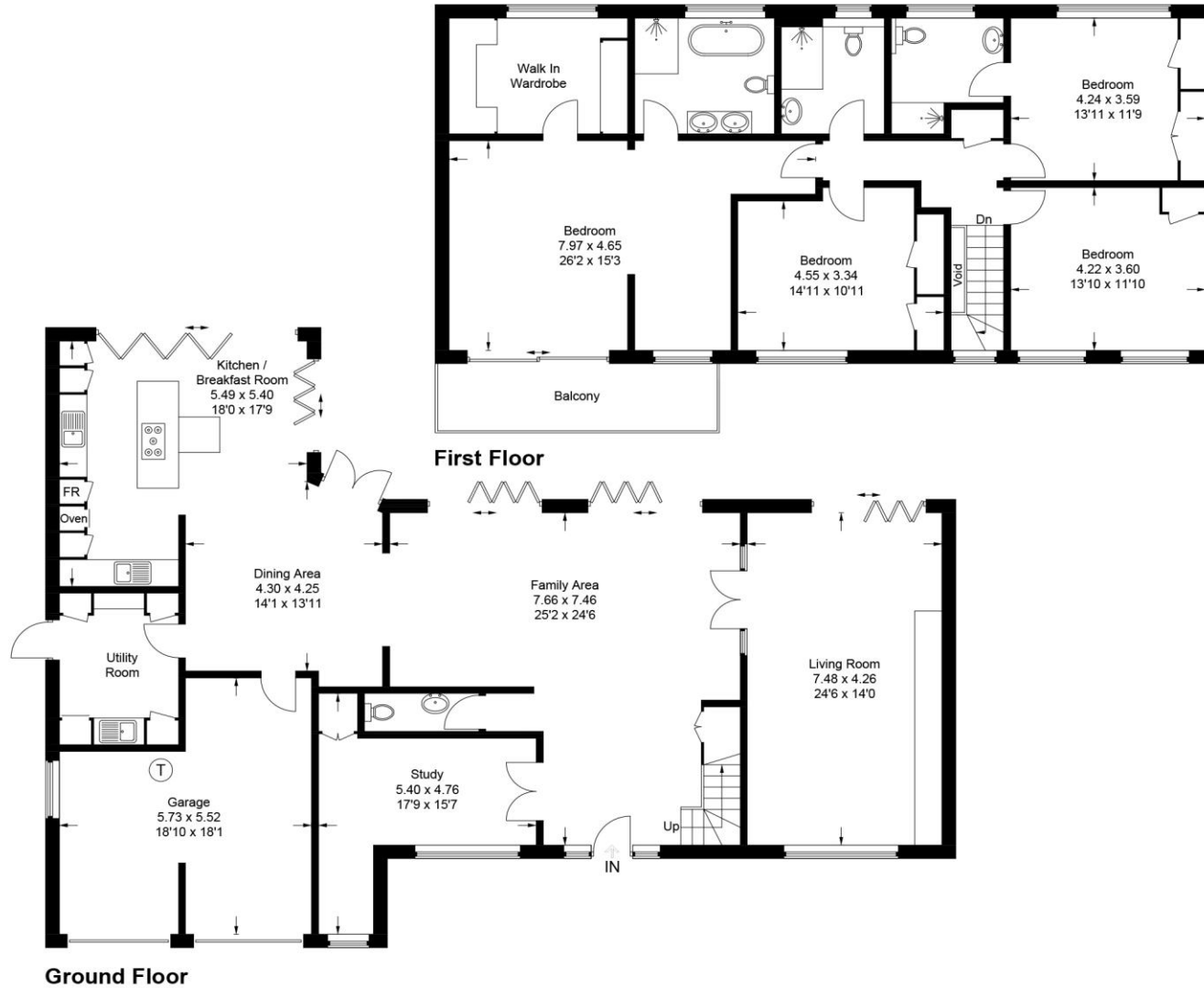
The family bathroom is beautifully appointed with a large shower cubicle, floating hand basin, WC, and heated towel rail, again finished with stylish Lusso fittings.

Externally, the property enjoys a private and well-maintained garden, enclosed by panel fencing and featuring a lawn, multiple patio seating areas, and mature trees including apple, plum, and sour cherry, creating a tranquil outdoor space perfect for relaxing and entertaining.

Residents benefit from a friendly, well-connected neighbourhood, complete with an active WhatsApp group that brings the community together for seasonal events such as Easter and Halloween trails, as well as providing a valuable hub for local recommendations and support.



Approximate Gross Internal Area
 Ground Floor = 181.1 sq m / 1,949 sq ft
 First Floor = 122.8 sq m / 1,322 sq ft
 Total = 303.9 sq m / 3,271 sq ft
 (Including Garage / Excluding Void)



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.





For an appointment to view this property, please contact Ashington
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