



15 Coat Wicks, Seer Green - HP9 2YR
£750,000

 **TIM RUSS**
& Company



15 Coat Wicks

Seer Green, Beaconsfield

- South Facing Garden
- Double Garage
- Quiet Village Location
- Close To Schools
- 0.4 Miles To Station
- Generous Accommodation

Ideally located on a quiet cul de sac, the property sits within easy walking distance to local shops and amenities and the beautiful surrounding countryside. The station, with direct links to London Marylebone, is just under one mile away. The location sits in catchment for excellent nurseries, primary schools and for the grammar schools including Dr Challoner's.



15 Coat Wicks

Seer Green, Beaconsfield

Spacious detached home situated in a quiet cul-de-sac, close to local schools and 0.4 miles from Seer Green Station.

Set in a quiet pedestrianised family area, this beautifully presented four-bedroom detached house offers modern living with a spacious open layout with the ability to segment space.

The contemporary kitchen features premium John Lewis units, Corian worktops, a breakfast bar, and integrated appliances including a five-ring gas hob, electric oven, and wine fridge. There's space for a dishwasher, American-style fridge freezer, washing machine, and dryer.

A bright conservatory, now a relaxed family room, floods the home with natural light. Engineered oak flooring runs throughout, adding warmth and charm. Upstairs are four generous bedrooms, including a principal with built-in wardrobes and a stylish en suite shower room.

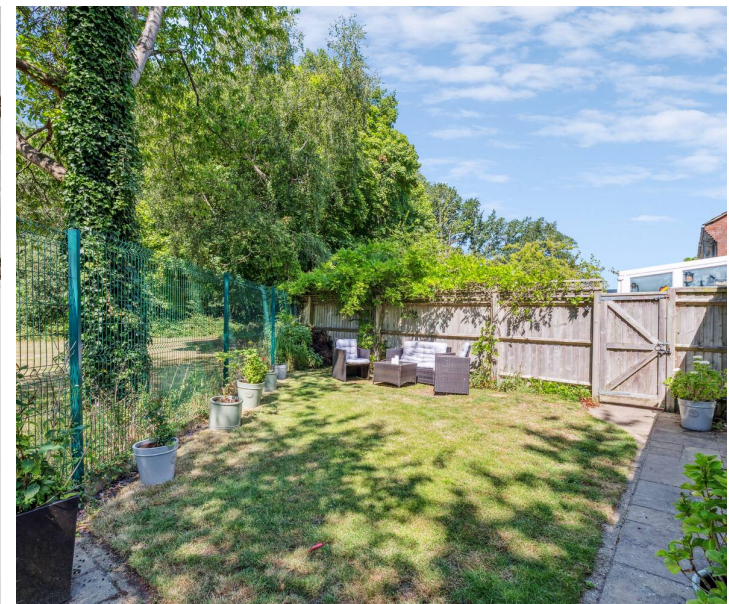
Outside, a south-facing garden provides the perfect space for outdoor dining or unwinding in the sun. A double garage offers secure parking and storage.

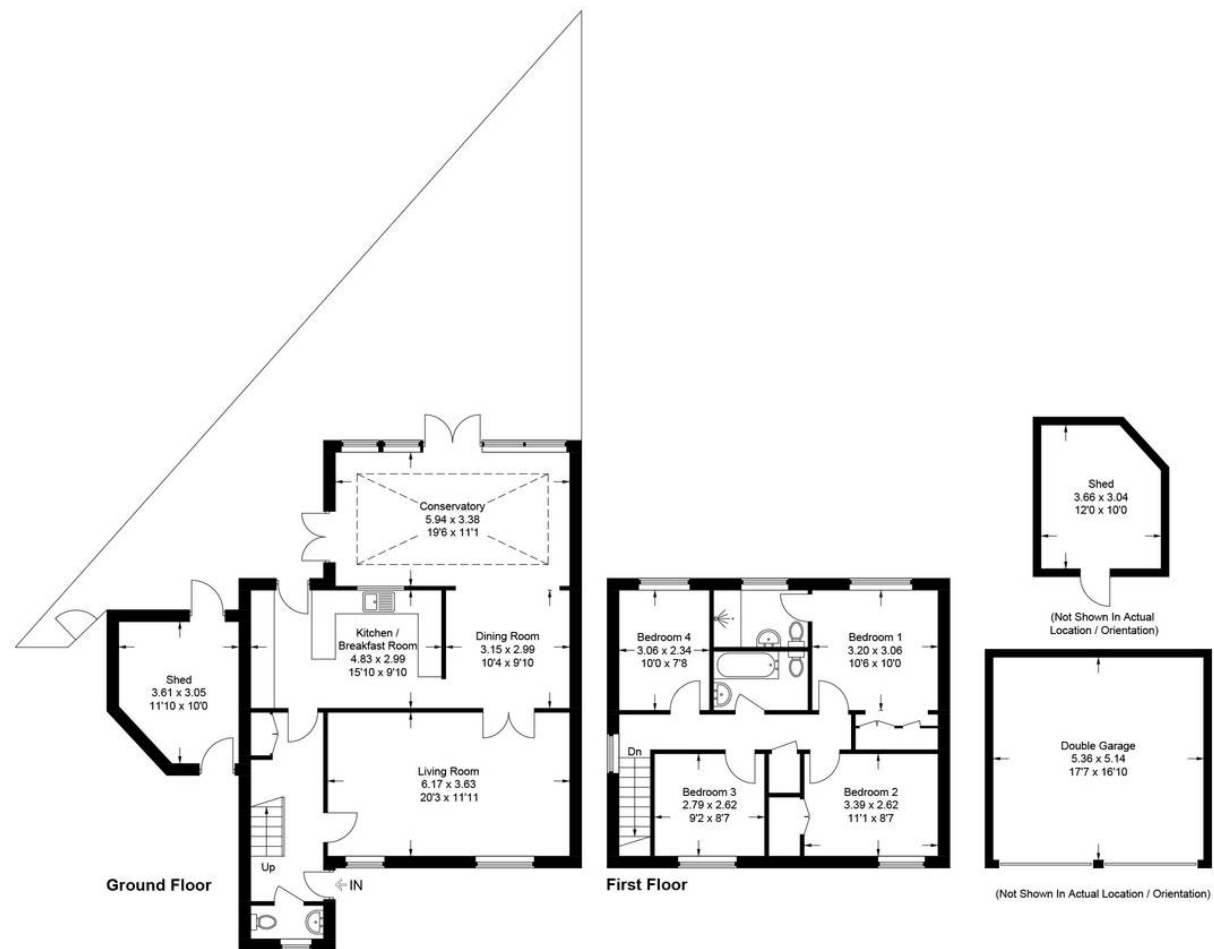
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





15 Coat Wicks

Approximate Gross Internal Area

Ground Floor = 80.0 sq m / 861 sq ft

First Floor = 54.7 sq m / 589 sq ft

Outbuildings / External Shed = 48.3 sq m / 520 sq ft

Total = 183.0 sq m / 1,970 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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