



3 Barrards Way, Seer Green - HP9 2YZ
£650,000

 **TIM RUSS**
& Company

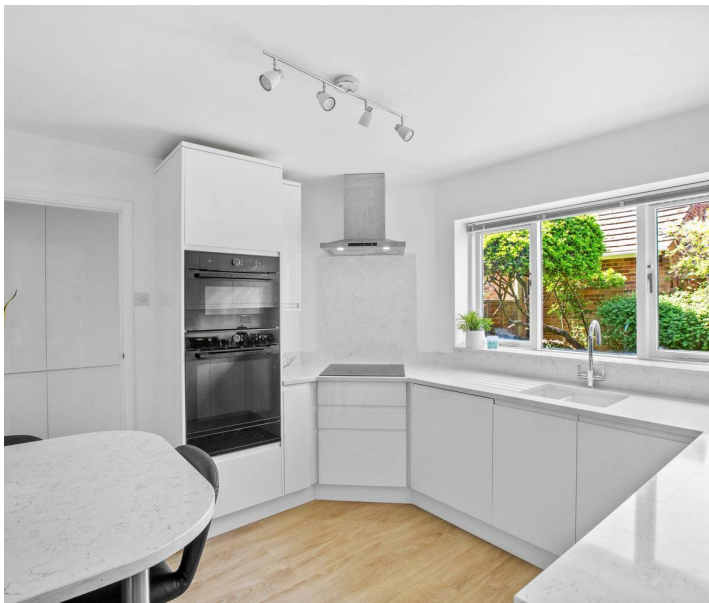


Barrards Way

Seer Green, Beaconsfield

- Four Bedrooms
- Off Road Position
- Two Reception Rooms
- Great Village Location
- Recently Fitted Kitchen & Utility Room
- Family Bathroom, En-Suite & Cloakroom
- Garage & Garden

A smart, light-filled and very liveable home in one of Buckinghamshire's most sought-after villages, ideal for buyers wanting comfort, convenience and a genuine village lifestyle close to Beaconsfield.



Barrards Way

Seer Green, Beaconsfield

Set in a quiet and convenient spot close to the heart of Seer Green, this beautifully presented home with four bedrooms offers the sort of easy, practical living that works so well for modern family life.

The recently fitted kitchen is bright and welcoming, with a useful adjoining utility area and side access out to the garden. The separate dining room opens directly onto the patio through French doors, making it a lovely space for family meals, relaxed weekends or summer evenings with the doors open.

The sitting room is a generous and comfortable room, with large windows that help draw in the light. Double doors connect it neatly to the dining room, giving the house a natural flow while still allowing each space to feel separate when needed. A cloakroom completes the ground floor.

Upstairs, there are four bedrooms. The principal bedroom overlooks the rear garden and benefits from built-in wardrobes and its own en-suite shower room. The remaining bedrooms are all well presented, with one also offering fitted storage and attractive wood-effect flooring. A modern family bathroom serves the rest of the first floor.

Outside, the rear garden is attractive, manageable and easy to enjoy, with space for sitting out, children to play or simply pottering at the weekend without it becoming a burden. There is also access to the garage from the garden, with parking positioned beside it.

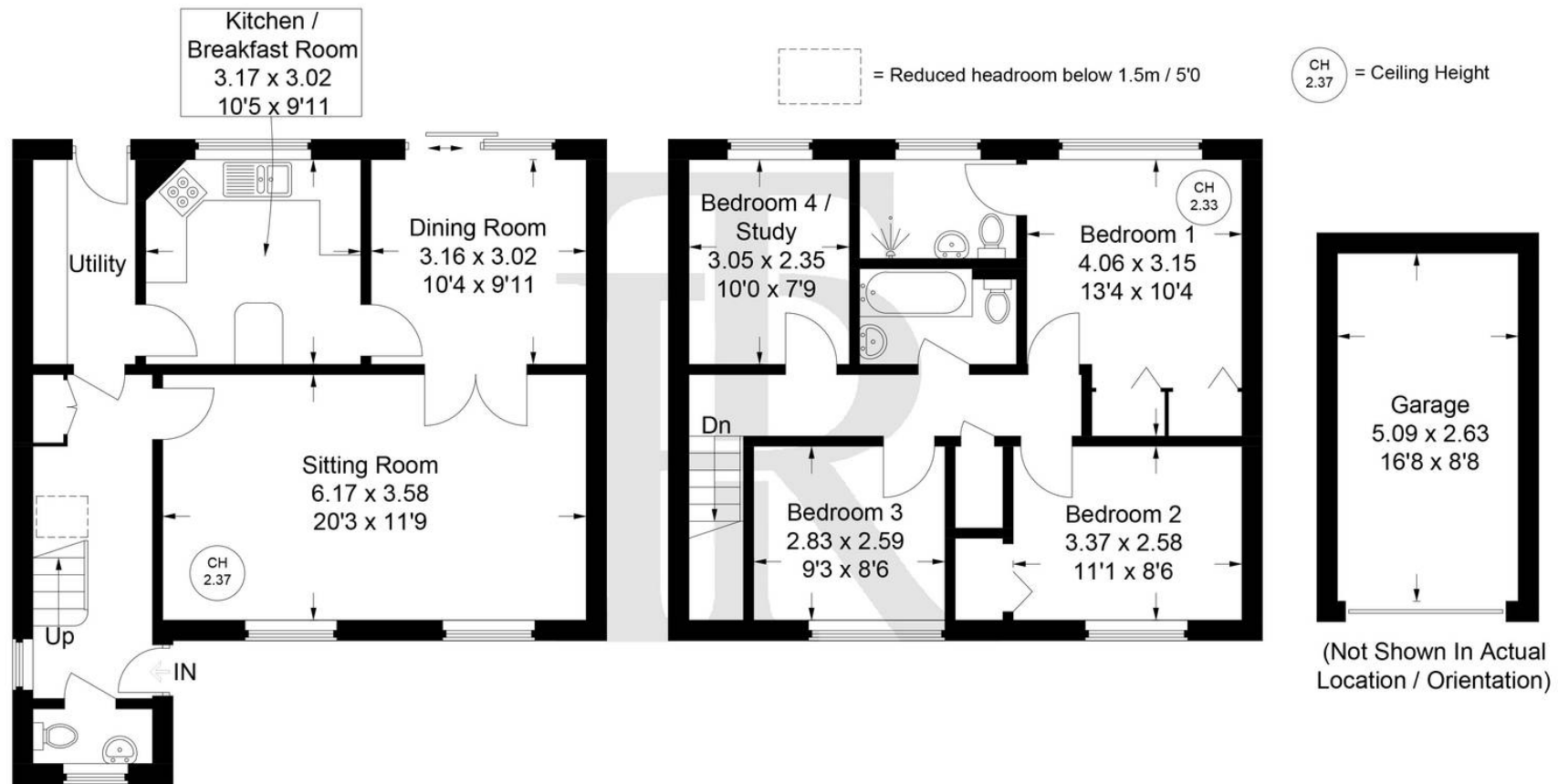
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor

Approximate Gross Internal Area
 Ground Floor = 58.9 sq m / 634 sq ft
 First Floor = 54.7 sq m / 589 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 127.1 sq m / 1368 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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