



Gurnells Road, Seer Green - HP9 2XJ  
£585,000

**TIM RUSS**  
& Company



## Gurnells Road

### Seer Green

- Tucked away village location
- Short distance from the train station
- Close to Beaconsfield
- Two bedrooms
- Substantial garden room/home office
- Bright living/dining room opening onto the garden
- Cloakroom, en-suite and bathroom
- Parking for two cars plus visitor parking

The property is ideally located close to Seer Green village centre where there is a sought-after school, church and a good variety of shops including two public houses one of which is a gastro pub. Nearby, Seer Green station serves London Marylebone (approx. 30 minutes). Located about three miles away is Beaconsfield New Town which offers more comprehensive shopping facilities including Waitrose, Sainsbury's and a Marks & Spencer Simply Food. Beaconsfield Old Town also has many restaurants and public houses. The M40 (J2) is a short drive away giving access to London, Oxford, Birmingham and the M25 network. The area is well known for its excellent schooling and the retention of the grammar school system. The county is well served with sporting facilities including numerous golf, rugby and cricket clubs and leisure facilities.



# Gurnells Road

## Seer Green

A smart two bedroom, two bathroom home, tucked away in a private section of a quiet cul-de-sac, with parking, a substantial garden studio and Seer Green station close by, while Beaconsfield is just a stone's throw away.

This will appeal to buyers who want village life without feeling cut off. You have the convenience of the station nearby for commuting, but also the softer side of Seer Green: country walks, green space, local pubs, village atmosphere and a much calmer pace of life.

The accommodation is well-arranged, with a modern kitchen and ground floor cloakroom while the light living space benefits from double doors out to the patio, making the garden feel like a natural extension of the room in the warmer months. Upstairs, the principal bedroom has built-in wardrobes and an en-suite shower room, while the second bedroom is served by a stylish main bathroom.

Outside, the rear garden is attractive and manageable, with a patio, lawn and planted borders. It is big enough to enjoy, but not so large that it becomes a chore. There is gated side access leading back to the front, where the property has parking for two cars, with visitor parking also available nearby.

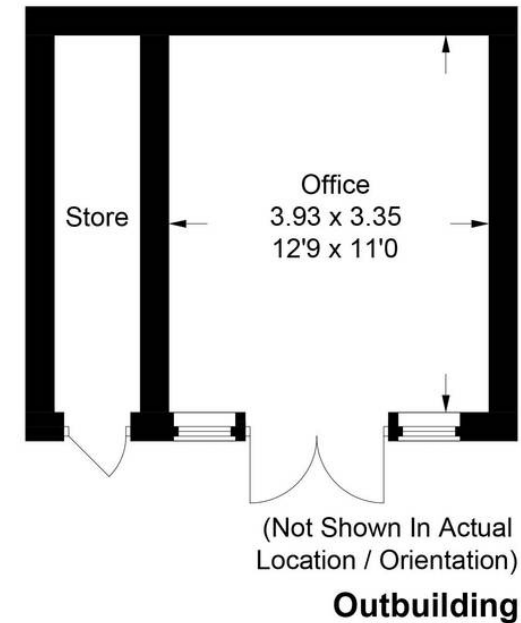
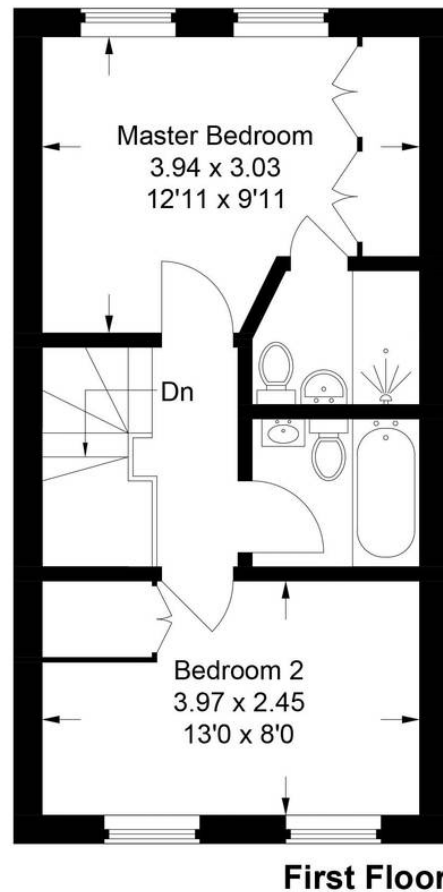
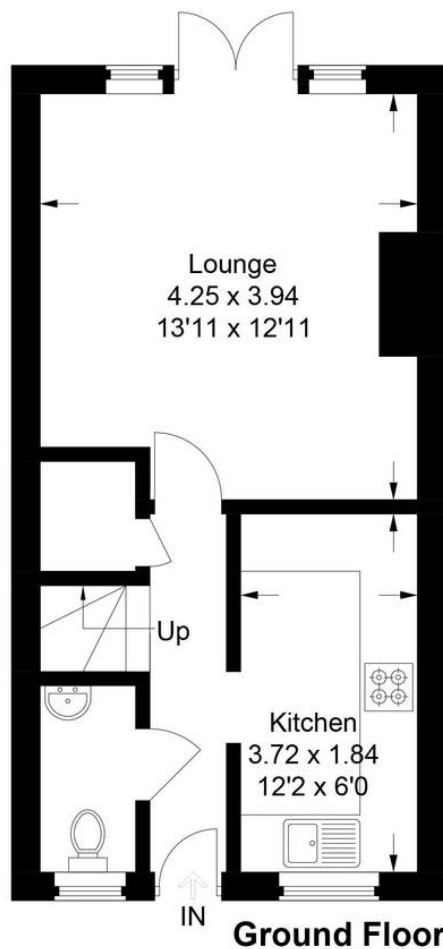
Annual Development Charge £100-£150 (TBC)

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





Approximate Gross Internal Area  
 Ground Floor = 32.0 sq m / 344 sq ft  
 First Floor = 32.0 sq m / 344 sq ft  
 Outbuilding = 16.6 sq m / 179 sq ft  
 Total = 80.6 sq m / 868 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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## Tim Russ and Company

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