



Stable Lane, Seer Green - HP9 2YT

Offers Over £650,000

 **TIM RUSS**
& Company



Stable Lane

Seer Green, Beaconsfield

- Traffic-free green setting
- Walk to village school
- Walk to station
- Four bedrooms
- Principal bedroom with en suite
- Heart of Seer Green
- Spacious kitchen
- Downstairs cloakroom
- Sitting room and dining room
- Garage and parking

A smart village home set behind a traffic-free green in the heart of Seer Green, close to the regarded school, station, village amenities and countryside, with garden, garage, parking and easy living.



Stable Lane

Seer Green, Beaconsfield

The setting is a real part of the appeal. Tucked away from passing traffic, the house has an open feel to the front, while still being close to the everyday things that matter: school runs, train journeys, village life and weekend walks.

Inside, the accommodation works well for family living, with a sitting room, separate dining room, spacious kitchen, cloakroom, four bedrooms, two bathrooms and useful flexibility for those needing guest space or a home office. It is a practical home that has been well looked after by the current owners, with a layout that should suit young families, commuters and anyone looking for more space in a well-connected village setting.

Outside, the rear garden is manageable and easy to enjoy, with space for sitting out, entertaining or children to play. The garage and parking are valuable additions, particularly in this central village location.

Seer Green remains one of Buckinghamshire's most attractive village choices, offering a strong community feel, local amenities, countryside on the doorstep and excellent access to Beaconsfield, Gerrards Cross and London by rail. This is a home that offers the sort of balance many buyers are looking for: village life, school convenience, station access, generous family space and Full Fibre broadband.

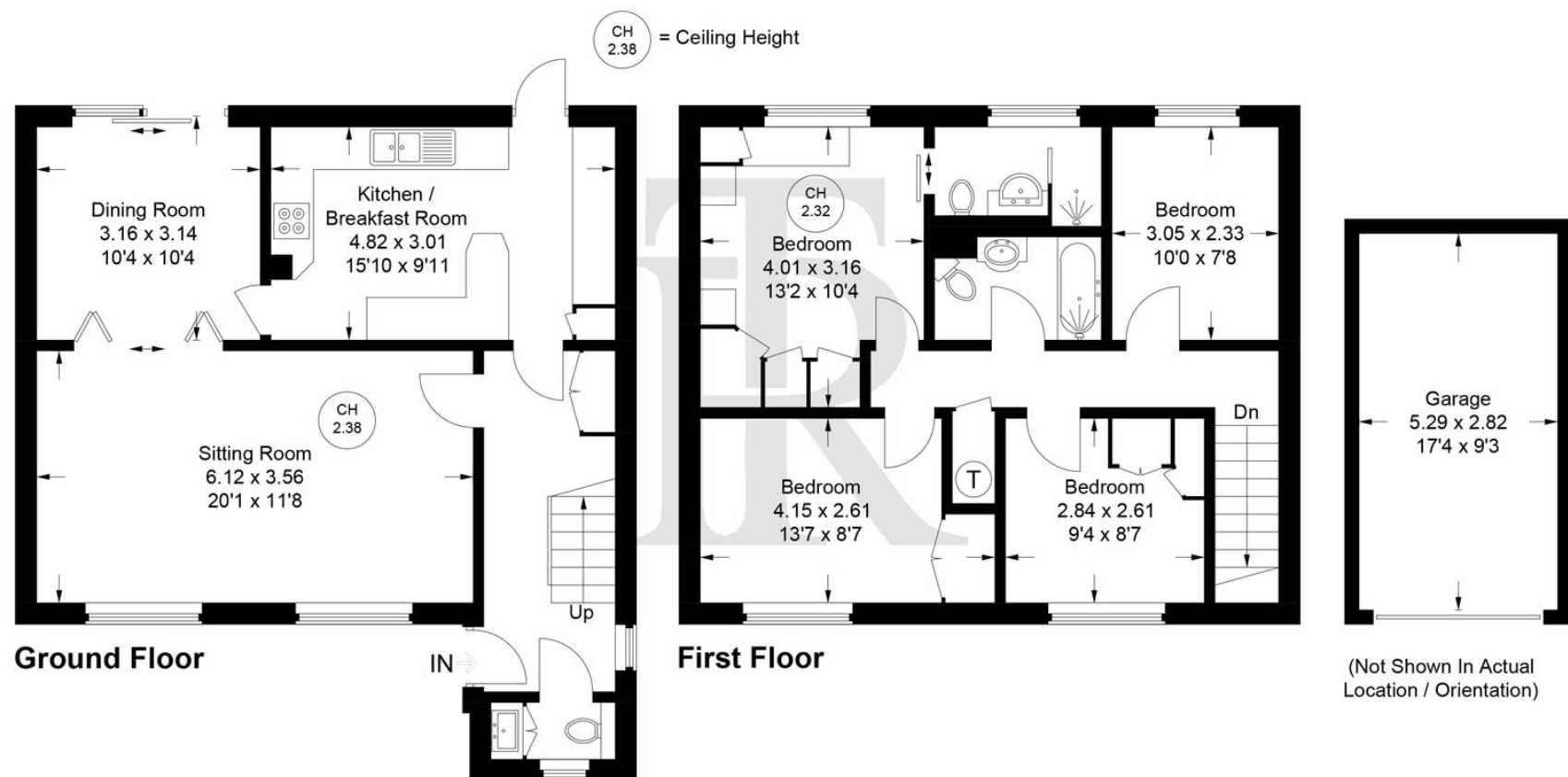
Manor Farm Management Company levy an annual service charge of approx £120. Early payment reduction to £95.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





Approximate Gross Internal Area
 Ground Floor = 59.1 sq m / 636 sq ft
 First Floor = 54.6 sq m / 588 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 128.5 sq m / 1383 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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