

Stable Lane, Seer Green - HP9 2YT

Guide Price £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

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.

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.

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

Council Tax band: E

Tenure: Freehold

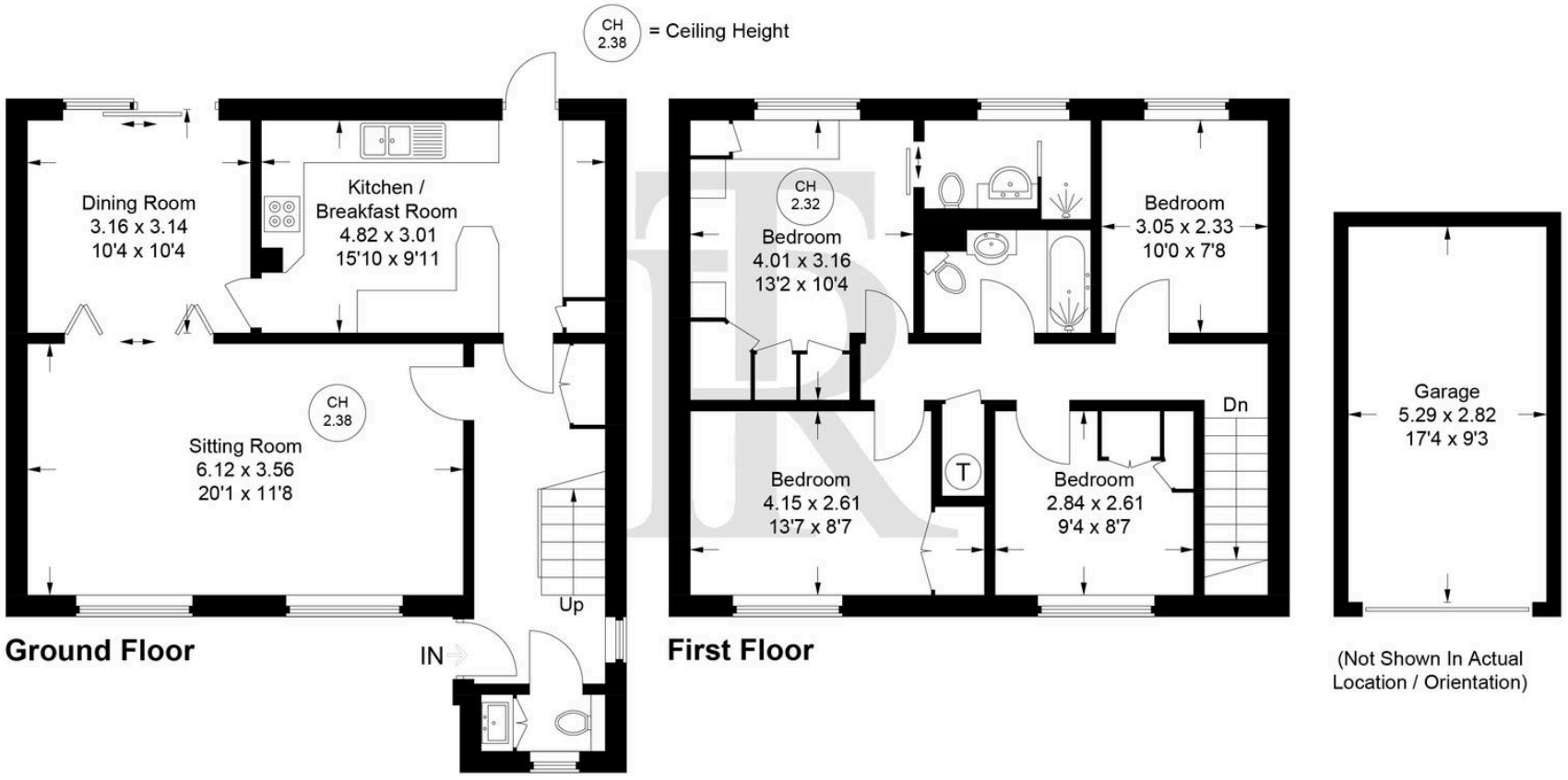
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:









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

Tim Russ & Co, 6 Burkes Court Burkes Road - HP9 1NZ

01494 681122 • Beaconsfield@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
For more information please visit our website.

Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.