

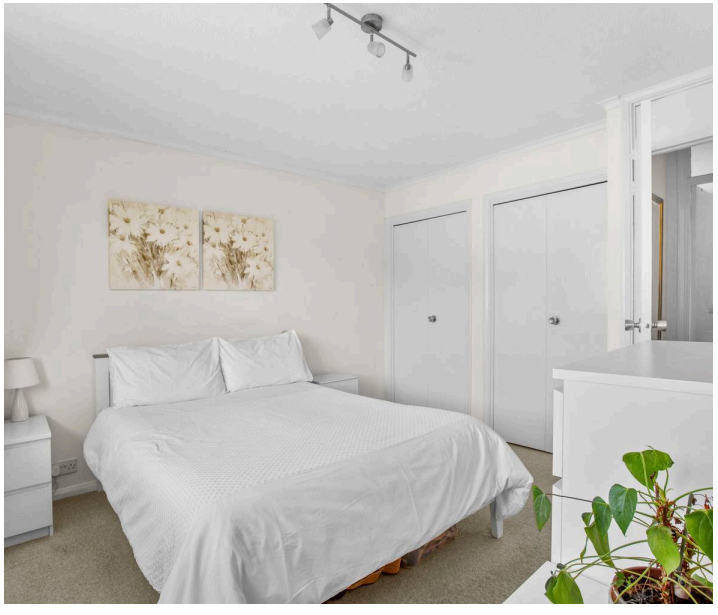
3 Barrards Way, Seer Green - HP9 2YZ

£625,000

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 position close to the heart of Seer Green, this beautifully presented four-bedroom home offers practical and flexible accommodation ideal for modern family living.

The recently fitted kitchen is bright and welcoming, with a useful adjoining utility area and side access to the garden. The separate dining room opens directly onto the patio through French doors, creating an ideal space for family meals and entertaining.

The generous sitting room is filled with natural light, with double doors connecting it to the dining room and creating an excellent flow throughout the ground floor. A cloakroom completes the accommodation.

Upstairs are four well-presented bedrooms. The principal bedroom overlooks the rear garden and benefits from built-in wardrobes and an en-suite shower room. One of the remaining bedrooms also offers fitted storage, while a modern family bathroom serves the first floor.

Outside, the attractive and manageable rear garden provides space for outdoor dining and relaxation, with access to the garage and parking positioned alongside.

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.

N

Tim Russ and Company

Tim Russ & Co, 6 Burkes Court Beaconsfield - 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.