



**Farmers Way**  
Seer Green | Beaconsfield | Buckinghamshire

**£599,000**  
Freehold



# Farmers Way

Seer Green | Buckinghamshire

Located within a quiet residential cul-de-sac this well presented three bedroom, two bathroom detached family home is ideal for a family wishing to purchase in Seer Green. The property is within easy access of Beaconsfield with its shops, cafes and rail station.

- Three bedrooms, two bathrooms
- Garage with own drive
- Kitchen and utility room
- UPVC conservatory
- Sitting room
- Dining room
- UPVC double glazing
- Gas fired central heating (recently replaced boiler)
- Sole Agent



## GROUND FLOOR

**Entrance hall** – fitted carpet, radiator, stairs rising to first floor, coats cupboard.

**Sitting room** – double glazed casement door to garden, fitted carpet, radiator, fireplace with inset living flame gas fire, wooden mantelpiece and marble hearth, storage cupboard with shelving above, double glazed bay window, understairs storage cupboard, leading through to:

**Dining area** – fitted carpet, radiator.

**Modern fitted kitchen** – fitted with a range of matching base units and wall cabinets, soft closing drawers, space saving corner, spice cupboard, worktop with inset one and a half bowl sink unit with single drainer and mixer tap, integrated Siemens dishwasher, space for fridge freezer, space for cooker, stainless steel extractor hood over, vinyl floor, radiator, door to:

**Utility room** – fitted with a range of matching base units and wall cabinets, worktop, plumbing for washing machine, wall mounted gas Vaillant condensing boiler (recently replaced), double glazed door to:

**UPVC conservatory** – ceramic tiled floor with electric underfloor heating, double glazed double doors to landscaped rear garden.





## FIRST FLOOR

**Landing** – fitted carpet, access to part boarded loft via pull down ladder, with light, airing cupboard housing pressurised hot water system.

**Family bathroom/W/C** – modern matching white suite comprising panelled bath with mixer tap and shower attachment, separate shower over, shower screen, wash hand basin with mixer tap and cupboards under, low flush W/C, chrome vertical heated towel rail, fully tiled, spotlights, ceramic tiled floor.

**Bedroom 2** – fitted carpet, radiator.

**Master bedroom** – fitted carpet, radiator, range of built-in wardrobe cupboards.

**Ensuite shower room/W/C** – modern matching white suite comprising low flush W/C, pedestal wash hand basin with mixer tap, shower cubicle, chrome vertical heated towel rail, fully tiled, spotlights, ceramic tiled floor.

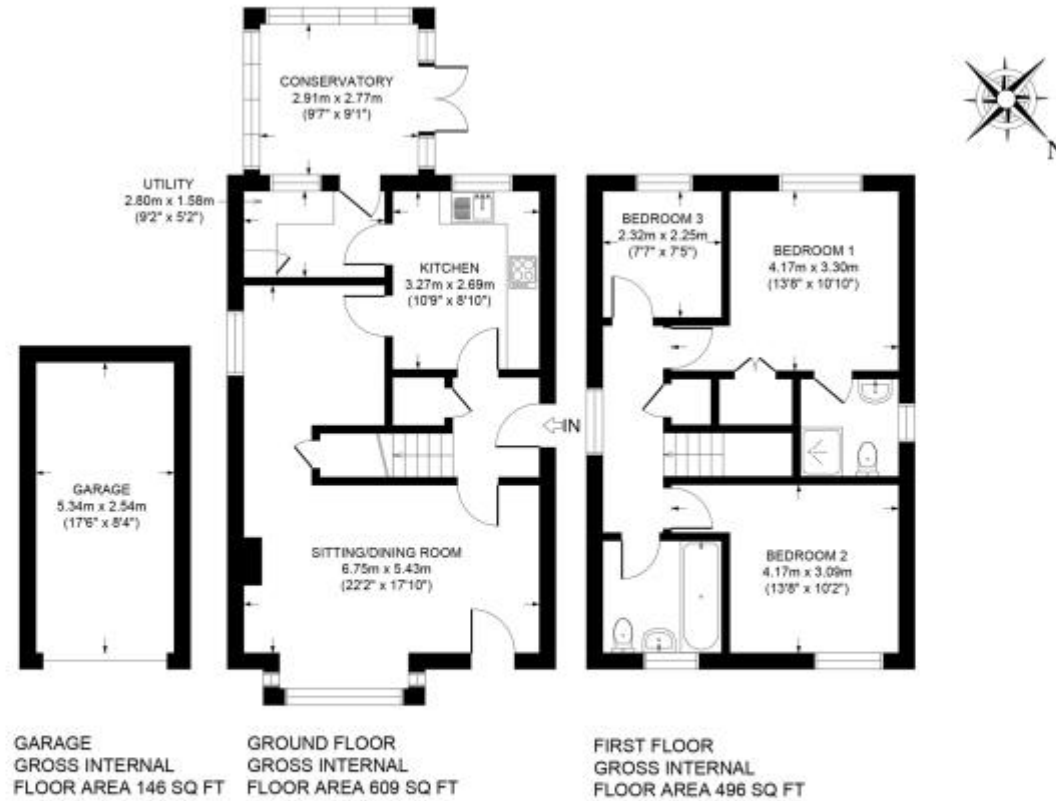
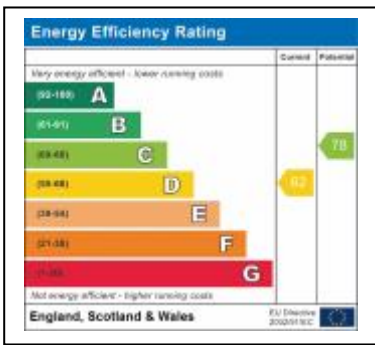
**Bedroom 3** – fitted carpet, radiator.

## OUTSIDE

**Front garden** – mainly laid to lawn, sun terrace, garage with roller door, power and light, offstreet parking for one car.

**Rear garden** – mainly paved and landscaped with small lawn area, outside light, outside tap, gate providing access to rear.





All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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