

60 Howard Crescent, Seer Green Guide Price £1,150,000



A spacious 4 bedroom, detached family home in a sought after location with access to miles of countryside walks from the doorstep. This fabulous home offers generous accommodation as it is, but also has planning permission approved to extend further. Seer Green is a friendly village with good local amenities including schools, shops, gastro pub and it's own station on the Chiltern line to London Marylebone in around 30 minutes.

Double length garage with light and power. Directions: Sat Nav HP9 2XP

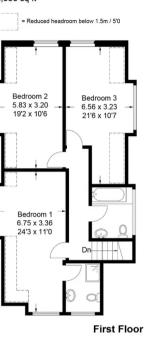
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## Approximate Gross Internal Area Ground Floor = 161.8 sg m / 1.742 sg ft First Floor = 74.5 sg m / 802 sg ft Garage = 29.0 sg m / 312 sg ft Total = 265.3 sq m / 2,856 sq ft Workshop Kitchen 7.21 x 3.44 4.00 x 3.17 23'8 x 11'3 13'1 x 10'5 Bedroom 2 **\$** 5.83 x 3.20 19'2 x 10'6 Living / Dining Room 10.29 x 4.52 33'9 x 14'10 Lean To 9.94 x 3.00 Útility 32'7 x 9'10 3.44 x 1.60 Bedroom 1 6.75 x 3.36 11'3 x 5'3 24'3 x 11'0 Study / Bedroom 4 Bedroom 5 3.50 x 3.01 3.45 x 2.57 11'6 x 9'11 11'4 x 8'5

Ground Floor





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. © CJ Property Marketing Ltd Produced for Ashington Page

