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STABLE LANE

Seer Green, Beaconsfield HP9 2YT



BARTRAMS

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A well presented four bedroom, two bathroom and three reception detached family home occupying a corner position situated in the sought-after residential Manor Farm Estate in Seer Green.

Available TO LET
Unfurnished

Summary of accomodation

Entrance door to hallway with wood effect flooring and downstairs W/C. A 17'2 x 10'9 kitchen/ breakfast room with door to rear garden, 20'9 x 11'9 sitting room with feature fireplace with surround. Dinning room / study with doors leading out onto a 20'9 x 10'1 conservatory, utility room. To the first floor a master bedroom with en suite, three further bedrooms and family bathroom.

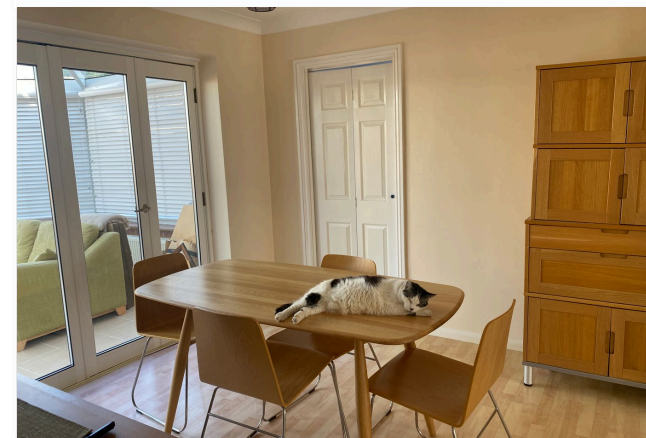
Gardens and Grounds

The front gardens are mostly laid to lawn with an array of flower bed borders with a pedestrian pathway. To the rear awalled enclosed garden with part patio and lawned area with pedestrian gate leading the rear with access to a 16'3 x 8'8 garage with parking.

Location

Nestled in the coveted village of Seer Green on the outskirts of Beaconsfield, this property enjoys close proximity to a variety of amenities. Residents can easily access a selection of shops, popular public houses, and a nearby train station offering convenient connections to London Marylebone in just approximately 22 minutes. Beaconsfield, located around 2 miles away, provides a diverse range of shopping opportunities, including well-known retailers such as Waitrose, Sainsburys, and M&S Food.

The area is also renowned for its excellent educational institutions, with both state and independent schools offering a high standard of education. Easy access to major transportation routes, including the M40 Junction 2, ensures convenient travel to London, Oxford, Birmingham, Heathrow, and the M25. Additionally, outdoor enthusiasts will appreciate the close proximity to Beaconsfield golf course, picturesque Chiltern foothills, and an array of scenic walking and riding trails.





Services:

Gas central heating. Mains water, electricity and drains.
Broadband and telephone subject to contract with supplier.

Council Tax Band: F

Buckinghamshire Council

EPC Rating: D

Local Authority:

South Gloucestershire Council: Tel 01454 868 009

Council Tax Band: C

Rent Summary

Rent £2,500.00 per month

Holding deposit @ 1 weeks rent is £576.92

Deposit @ 5 weeks rent is £2,884.61

Minimum tenancy is 12 months

Available from 15th August, unfurnished





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