



8 GODOLPHIN ROAD

Seer Green, Beaconsfield HP9 2XQ



BARTRAMS

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A four bedroom, two reception and two bathroom linked detached family home requiring modernisation that's situated in the sought-after residential Manor Farm Estate in Seer Green

### Summary of accommodation

This family residence offers balanced accommodation over two floors requiring modernisation and with the potential to extend subject to the usual planning consents. On the ground floor an inviting entrance hall provides access to a guest cloakroom with w.c. and under-stairs storage cupboard. The principal reception space is a spacious sitting room 20 x 11'10 with double doors into the adjoining dining room. From here, sliding patio doors gives direct access to the garden and there is also a door through to the kitchen, enabling an easy flow between the main living areas. The utility room is positioned off the kitchen and provides an additional access point to the rear garden. Upstairs, there are four comfortable bedrooms all of good proportions. The main bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a family bathroom.

### Gardens & Grounds

The property sits behind a mainly laid to lawn garden with a driveway to the side leading to a double link-detached garage and providing off street parking for two cars. The rear garden is predominantly lawned and is bordered by established trees and shrubs, providing greenery, privacy and interest throughout the seasons to a side and rear patio with greenhouse and access to garage.





#### **Location**

The Chiltern village of Seer Green provides a range of everyday amenities including local shops, The Cricketers pub and a railway station within walking distance, offering services to London Marylebone (fast services in about 23 minutes). Beaconsfield Golf Club is close at hand and the surrounding Chiltern countryside offers excellent walking, cycling and riding.

Road links are very convenient, with the M40 (Junction 2) being a short drive away giving access to central London, Oxford, Birmingham, Heathrow Airport and the wider motorway network via the M25. Beaconsfield, approximately 2 miles away, offers an extensive selection of shops including Waitrose, Sainsbury's and Marks & Spencer Food Hall, along with a wide choice of cafés, pubs and restaurants in both the Old and New Town. The area is also well regarded for its excellent state and independent schools.

#### **Services:**

Electric heating. Mains water, electricity and drains.

#### **Solar Panelling:**

**Council Tax Band:** F

**Local Authority:** Buckinghamshire Council

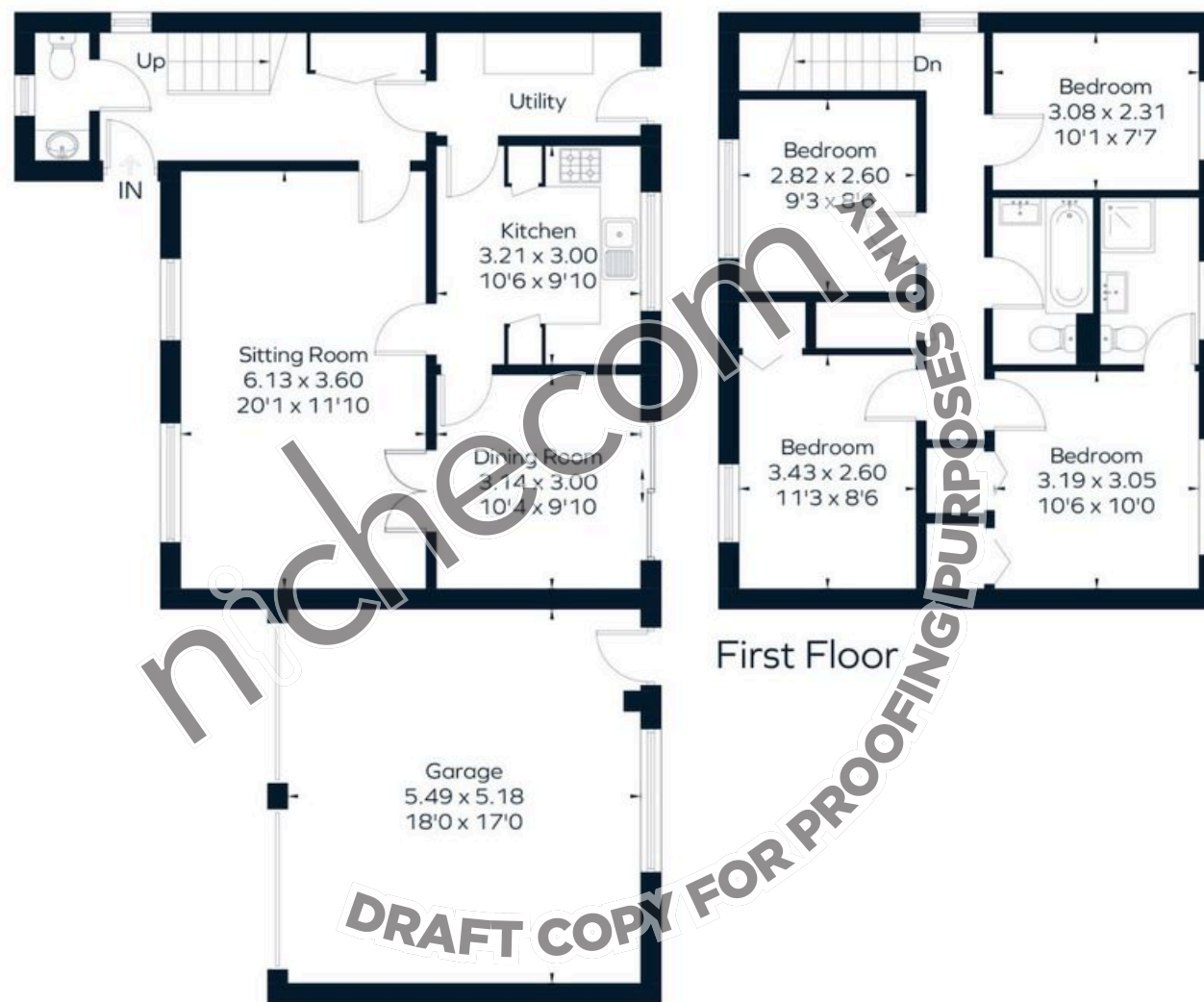
**EPC Rating:** C

**Tenure:** Freehold

**NO UPPER CHAIN**



Approximate Floor Area = 114.5 sq m / 1232 sq ft  
Garage = 28.5 sq m / 307 sq ft  
Total = 143.0 sq m / 1539 sq ft



Ground Floor

First Floor



BARTRAMS

Tel: 01494 870707

Kings Head House, 15 London End  
Beaconsfield, Buckinghamshire HP9 2HN

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