



**Howard Road**  
Seer Green, Buckinghamshire, HP9 2XT





## £950,000 Freehold

A stunning extended semi-detached house ideally situated on this quiet road in the popular village of Seer Green, close to the village shops, playground and school, as well as train station. The property has been refurbished to the highest of standards and an internal inspection is highly recommended to appreciate the finish and quality throughout. The accommodation on the ground floor comprises of an entrance hall, shower room, family room, lounge and a kitchen/ dining/ family room. On the first floor there are four double bedrooms and a bathroom. Features include gas central heating (the downstairs with under floor heating), built-in Sonos sound system installed downstairs and in the garden, double glazing, off street parking and gardens to the front and rear. Located on Howard Road, this property is situated in the heart of the beautiful village. The village has local shops as well as two lovely pubs with great food, only a short walk away. The property is appealing to young families as it is near to a Church of England primary school and is within the catchment to local Grammar schools and the Chalfont Community college. Seer Green has a mainline station, which takes you into Marylebone in just under half an hour plus good motorway links to M40 and M25.

### Entrance Hall

UPVC front door with opaque double glazed glass insets. Engineered herring bone wood flooring. Cloaks cupboard. Under stairs cupboard. Down lighters. Ornate wall panelling. Stairwell leading to first floor and landing. Aluminium bespoke Heritage french door leading to:.

### Kitchen/ Dining/ Family Room

24' 7" x 24' 0" (7.49m x 7.32m) The kitchen area is extremely well fitted with wall and base units. Corian worksurfaces with splash backs. Central island with Corian worksurface with inset sink unit with mixer tap and breakfast counter with storage cupboards under. Fitted five ring Bosh electric hob with extractor hood over. Bosch double oven. Built in wine cooler. Space for American style fridge/ freezer. Fitted dishwasher. Ceiling sound system speakers and down lighters. Roof light. Ornate wall panelling. Recess for T.V. Fitted shelving and cupboard units. Hidden lighting. Engineered herring bone wood flooring. Aluminium bespoke Heritage french door leading to study. Full wall length Bi Fold doors with fitted blinds leading out to patio. Door to:

### Utility Room

Corian worksurface with splash back. Fitted with wall and base unit. Plumbed for dryer and washing machine. Engineered herring bone wood flooring. Expel air. Door to:

### Shower Room

A wet room, majority tiled with a white suite incorporating w.c , wash hand basin with mixer tap and cupboard unit under and shower with ceiling shower head and hand held microphone shower. Down lighter. Expel air. Heated towel rail. Double glazed leaded light window over looking side aspect.

### Family Room

12' 3" x 8' 10" (3.73m x 2.69m) Down lighters. Hidden lighting. Recess for T.V and sound system. Double glazed leaded light window over looking front aspect.

## Study

11' 4" x 10' 2" (3.45m x 3.10m) Full wall length, floor to ceiling, fitted cupboards. Recess for T.V. Down lighters. Double glazed leaded light window over looking front aspect.

## First Floor

### Landing

Access to loft. Dimmer switch. Radiator.

### Bedroom 1

13' 11" x 10' 6" (4.24m x 3.20m) Full wall length, floor to ceiling, fitted wardrobes. Wall panelling and and slat wall panelling. Down lighters. Dimmer switch. Radiator. Two double glazed leaded light windows over looking front aspect.

### Bedroom 2

11' 0" x 9' 11" (3.35m x 3.02m) Fitted wardrobe units. Wall panelling and and slat wall panelling. Down lighters. Radiator. Double glazed leaded light window over looking rear aspect.

### Bedroom 3

11' 9" x 9' 1" (3.58m x 2.77m) Fitted wardrobe units. Wall panelling and and slat wall panelling. Dimmer switch. Radiator. Double glazed leaded light window over looking front aspect.

### Bedroom 4

10' 0" x 9' 1" (3.05m x 2.77m) Fitted wardrobe units. Wall panelling and and slat wall panelling. Down lighters. Radiator. Double glazed leaded light window over looking rear aspect.

### Bathroom

Fully tiled with a white suite incorporating bath with mixer tap with hand held shower attachment and fitted wall shower unit, w.c and wash hand basin with mixer tap and drawer unit under. Tiled floor. Hidden lighting. Down lighters. Heated towel rail. Fitted medicine cabinet with mirrored front. Opaque leaded light window over looking rear aspect.

## Outside

### To The Front

Gravel driveway providing off street parking for several cars. Wooden fence and hedge boundaries. Outside light points.

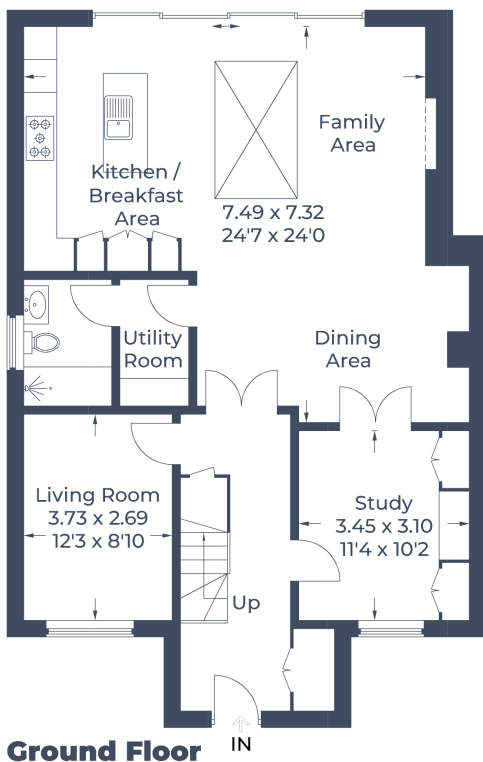
### To The Rear

Large tiled patio area with steps leading to the easy maintain garden with artificial lawn. Purpose built seating area. Feature raised flower beds with laurel hedging. Wooden fence boundaries. Outside light points. Wooden garden shed. Pedestrian side access with wooden gate.

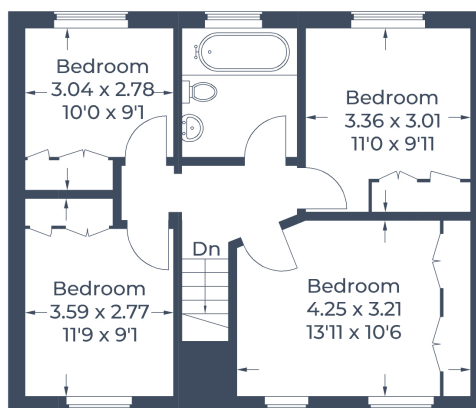




Approximate Gross Internal Area  
 Ground Floor = 89.5 sq m / 963 sq ft  
 First Floor = 54.3 sq m / 584 sq ft  
 Total = 143.8 sq m / 1,547 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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