



25 HEARNES MEADOW, SEER GREEN, BEACONSFIELD, BUCKS, HP9 2YJ

**Winkworth**



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BEACONSFIELD, BUCKS, HP9 2YJ**

**A FANTASTIC TWO BEDROOM MAISONETTE  
WITH LARGE SOUTH WEST FACING GARDEN  
CENTRALLY YET PEACEFULLY LOCATED IN THE  
POPULAR VILLAGE OF SEER GREEN**

- Ground floor maisonette with own front door
- Beautifully presented accommodation
- Contemporary living room
- 2 bedrooms with built-in cupboards
- Modern family bathroom
- Large 42m south west facing garden
- Peaceful cul-de-sac just moments from open countryside
- Easy access to local amenities
- Approximately 1 mile from Seer Green train station with direct access into London Marylebone
- EPC D

This beautifully presented ground-floor maisonette is ideal for home-owners and investors alike with stylish interiors and a tucked away yet central location.



Inside, a handy porch leads through to a central hallway with built-in storage. To the right, the kitchen is fitted with a good range of wall and base units complemented by ample worktops, space for appliances and direct access to the fantastic rear garden. Adjacent to the kitchen, the pretty reception room overlooks the front of the property and benefits from a solid oak floating mantel and recess with inset shelving. There are two well-proportioned bedrooms both with built in wardrobes which share the modern family bathroom with three-piece suite.

**£345,000 Leasehold**

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The secluded front and rear gardens are mainly laid to lawn with a brick-built storage shed and separate coal shed providing useful additional storage. While there is ample on-street parking on the cul-de-sac, there is also the potential to create off-street parking too.

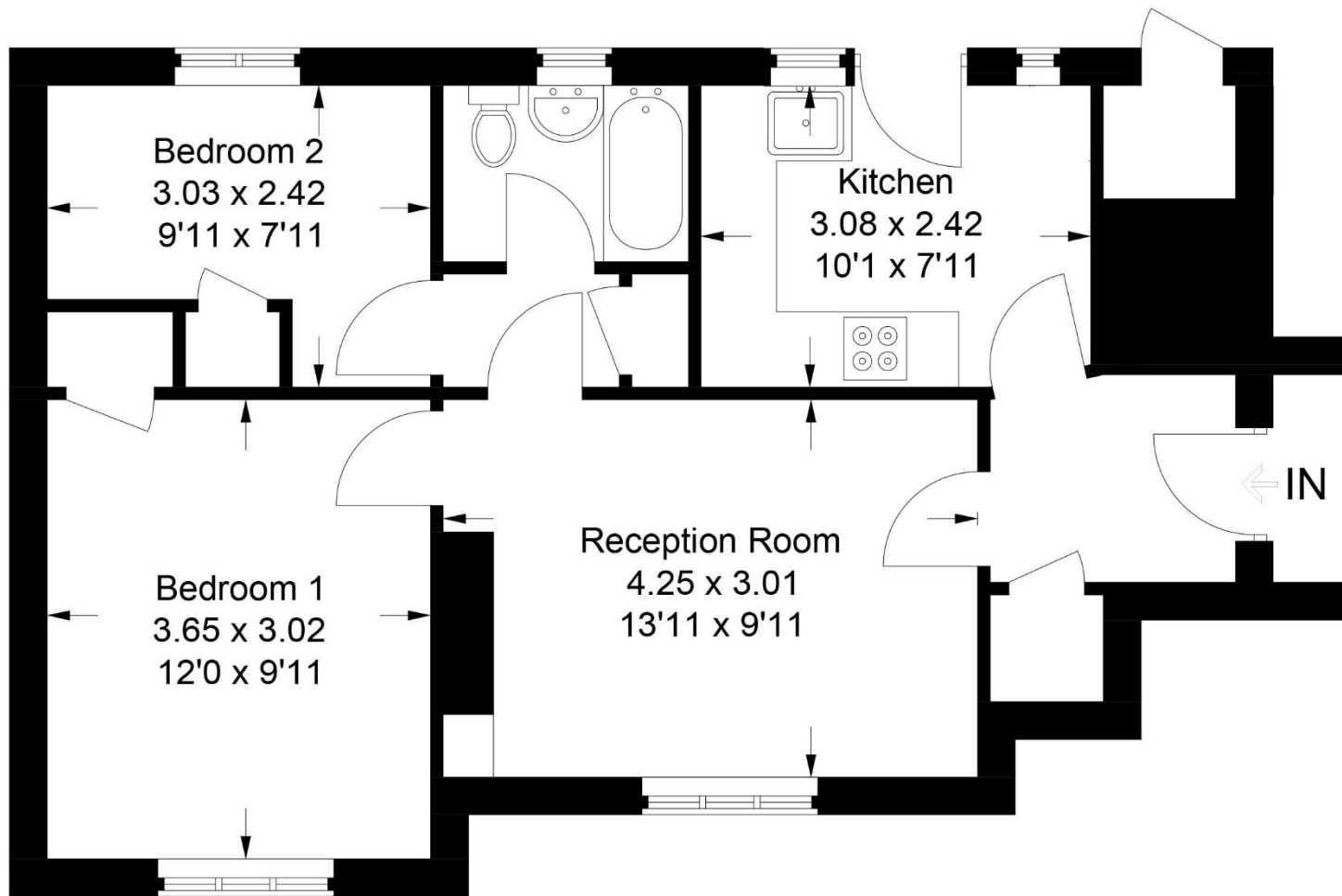
#### **LOCATION**

The property is set in Hearn's Meadow, a popular and peaceful cul-de-sac centrally located in Seer Green village, sought after for its village community, two country pubs, village store and popular primary school. There are beautiful walks nearby with a path directly opposite the property leading to open countryside.

Seer Green train station at approximately 1 mile gives direct access to London via London Marylebone while Beaconsfield is just over three miles away offering wider shopping facilities along with easy access to J2 of the M40.

The area is well regarded for its excellent grammar schools and there are also a good number of state and independent schools in the neighbouring towns and villages. The popular Seer Green Primary School is close by at approx 0.4 mile from the property.



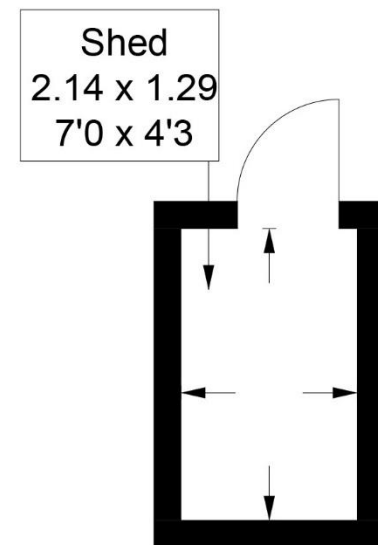


**Ground Floor**

Approximate Gross Internal Area = 56 sq m / 596 sq ft  
(Including Shed)



Click the image above for the Video Tour



(Not Shown In Actual  
Location / Orientation)

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.

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