




# Hamptons

INTERNATIONAL



**Dell Lees, Beaconsfield, HP9**

4  2  5 

GUIDE PRICE

**£880,000**

**(£879,950)**

## Property details

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### Key features

- **4 Bedrooms**
- **2 Bathrooms**
- **5 Reception Rooms**
- **Kitchen**
- **W/C**
- **Garage**
- **Garden**

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## Description

This charming four-bedroom detached home in Seer Green Village offers 98sqm of versatile living space. The bright ground floor features a sitting room with electric fireplace, a modern kitchen with integrated appliances, dining room, conservatory, office, gym, utility room, and cloakroom. Upstairs, four bedrooms include a principal with en-suite, plus a family bathroom. This attractive four-bedroom detached home occupies a prime position in the highly desirable Seer Green Village. Spanning 98 square metres, the ground floor blends practicality with comfortable living. The sitting room is filled with natural light and features a built-in wall unit and an electric fireplace. The kitchen boasts sleek high-gloss grey cabinetry, dark worktops, a black tiled splashback, and integrated appliances, including a double oven. Adjacent to the kitchen, the dining room opens via sliding doors into the conservatory. Additional ground-floor rooms include a home office with built-in storage, a gym, a utility room, and a guest cloakroom. Upstairs, four well-proportioned bedrooms are complemented by two modern bathrooms. The principal bedroom benefits from ample space, fitted cabinetry, and an en-suite bathroom. The second bedroom also includes fitted wardrobes and shares a fully tiled family bathroom with the third and fourth bedrooms. Outside, the property boasts a generous frontage with ample parking and an integral garage, complemented by a manicured lawn that enhances its elegant curb appeal. The private, landscaped gardens are a true retreat, featuring a paved terrace seamlessly connected to the conservatory which is perfect for alfresco entertaining. A lush, well-tended lawn, framed by mature hedging, ensures seclusion and a sense of tranquility. Situation Dell Lees is ideally located in one of the area's most sought-after settings, just 0.9 miles from the station, offering direct trains to London Marylebone in under 25 minutes. Beaconsfield New Town, approximately 2.5 miles away, provides a wide range of shops, supermarkets, and restaurants, while nearby Seer Green offers charming local amenities, including the renowned Jolly Cricketers pub. The area is celebrated for its exceptional schooling options, with highly regarded state and independent institutions nearby. Notable grammar schools include Beaconsfield High for Girls, Dr Challoner's Boys Grammar, Dr Challoner's High School for Girls, and The Royal Grammar School. Prestigious private schools in the vicinity include Wycombe Abbey, The Royal Masonic, Berkhamsted School, Harrow, Merchant Taylors, and Eton. Property Ref Number: HAM-61232



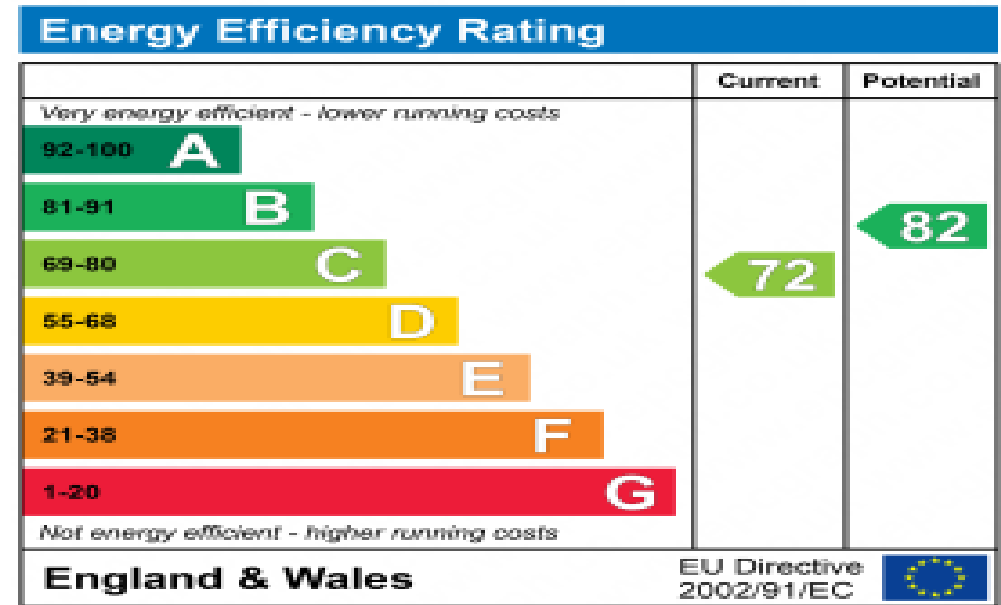










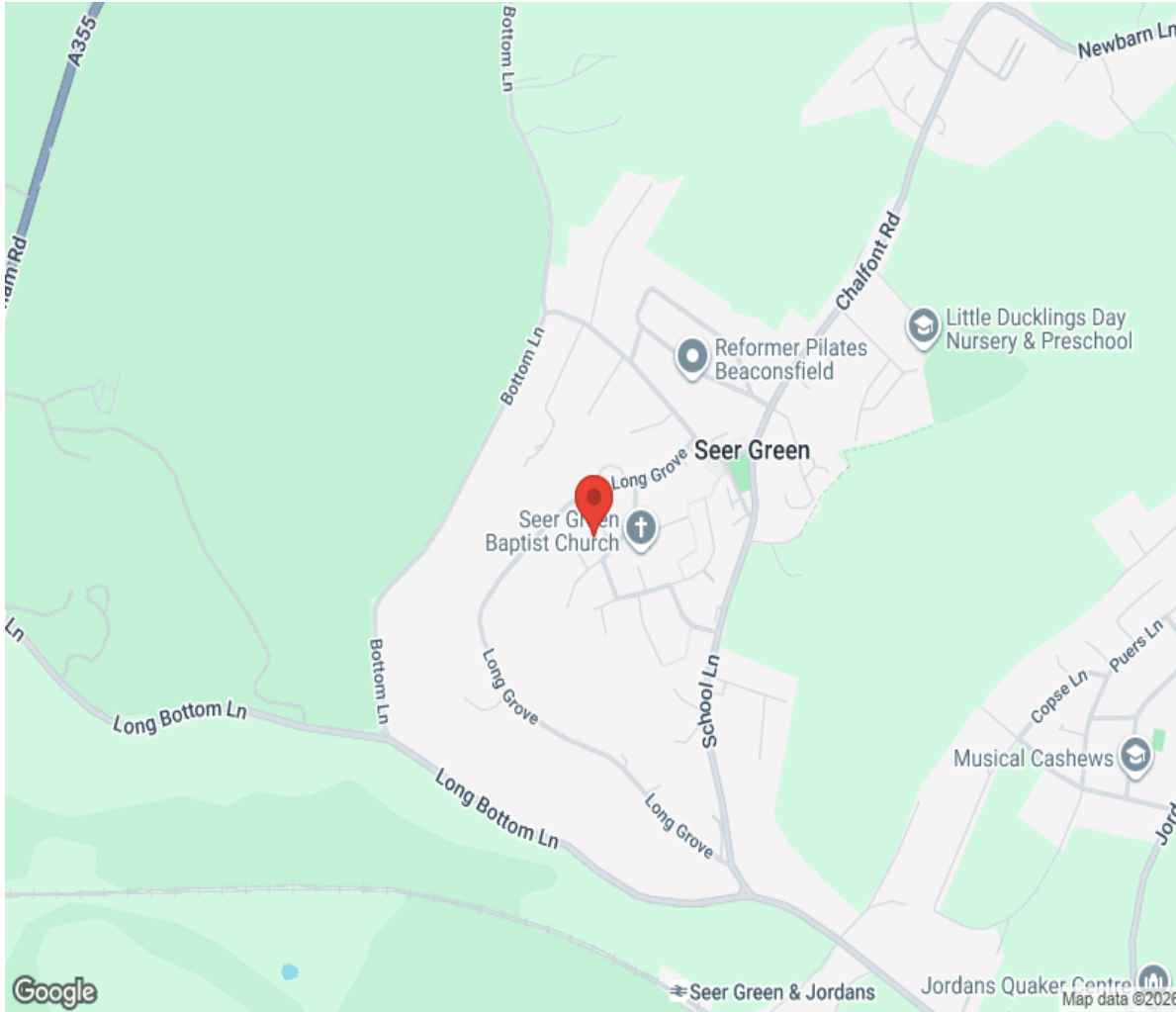


# Floor plan



# Location

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