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22 Crispin Way, Farnham Common, Buckinghamshire. SL2 3UE.

£1,045,000 Freehold



An attractive, double fronted, detached family home situated in a highly sought-after road in Farnham Common, which is walking distance to both the Infant and Junior Schools, plus The Broadway with its many amenities. The beautiful Burnham Beeches, with its 500 acres of woodland, is also walking distance.

The property's stand out feature is the beautiful and secluded south east-facing garden, which also gives you lots of potential to extend (subject to the usual consents). Outside and to the front, is a spacious, gated driveway.

The accommodation on offer is nearing 1600 square ft, and offers bright, well-proportioned accommodation, with several of the rooms offering a delightful double or twin aspect.

On the ground floor is a 17'11 x 11'10 triple aspect sitting room, a 12'10 x 10' dining room, a cloakroom and a spacious 30'10 x 9'11 fitted kitchen/breakfast room.

Upstairs are four double bedrooms. Bedroom one measures 12'4 x 11'11 and has its own ensuite shower room, bedrooms two and three both offer a rear aspect overlooking the garden, while bedroom four faces the front and side, providing another double aspect. A family bathroom completes the accommodation.

#### Outside

The property is set back from the road behind a wall with established hedging, while electric gates lead to the gravel drive which in turn provides parking for several vehicles. There is also a small lawn.

The beautiful rear garden is an excellent size, and is secluded due to the mature trees at the boundary.

The garden has a south easterly aspect and includes a spacious





lawn surrounded by well-stocked borders and hedging. Steps lead from the dining room to a paved terrace, which provides the perfect space for entertaining and enjoying the surroundings.

## THE AREA

Situated in a sought after location within easy reach of Farnham Common where a selection of interesting shops and restaurants including Local Tesco's and Sainsbury's, Costa Coffee and the very popular La Cantina Del Vino Italian restaurant.

Farnham Common is ideally situated for numerous leisure facilities including the 500 acres of historic woodland at Burnham Beeches, ideal for its attractive country walks, cycling paths and a relaxing café. Farnham Common is well served by road and rail links with the larger neighbouring towns of both Gerrards Cross and Beaconsfield providing direct rail access into London Marylebone in around 20 minutes.

Crossrail at nearby Burnham provides commuters with easy access across central London to Canary Wharf.

The motorway network of the M40, M25 and M4 are all also within easy reach. Burnham/Gerrards Cross and Slough Stations are all approximately 3 miles away.

## SCHOOLS

Renowned for its excellent grammar schooling along with a range of state and independent schools including Caldicott in Farnham Common, Dair House in Farnham Royal and Maltmans in Gerrards Cross.

Farnham Common also has its own excellent Infant and Junior Schools which are both walking distance to the property. For a full list of catchment schools visit [www.buckscc.gov.uk](http://www.buckscc.gov.uk).



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# 22 Crispin Way

Approximate Gross Internal Area

Ground Floor = 73.5 sq m / 791 sq ft

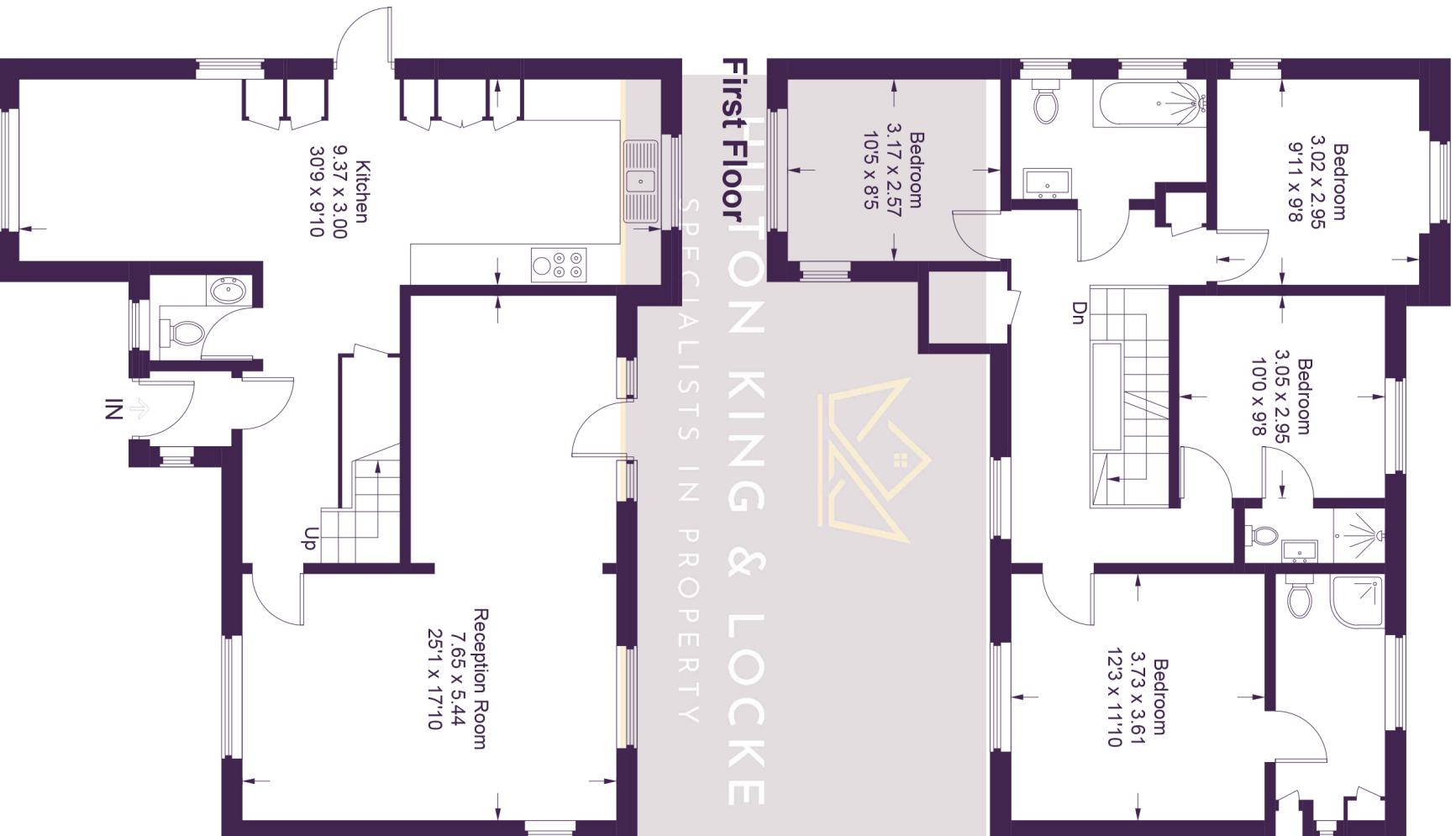
First Floor = 70.4 sq m / 758 sq ft

Total = 143.9 sq m / 1,549 sq ft



## First Floor

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## Ground Floor

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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