



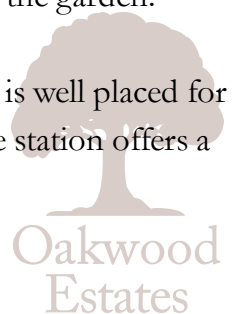
This four bedroom detached Chalet Bungalow is located just a short commute from Burnham Train Station (Crossrail) and is offered to the market as superbly presented throughout.

The ground floor features underfloor heating to three separate zones with a 19ft snug/living room, a 30ft open plan quartz fitted kitchen/diner and bar area with Bifold doors onto the rear garden, a utility room, a downstairs bedroom/study, a W/C and entrance hall and porch.









To the first floor there are three well-proportioned bedrooms and a refitted three piece family bathroom. The 19ft master bedroom benefits from a 3 piece ensuite.

Externally, the rear garden is generous and mainly laid to lawn with a patio area ideal for summer dining, to the side of the garden there is a pergola covering a dining area and hot tub. To the front of the property there is a paved driveway with parking for up to three cars, an 18ft garage and side access to the garden.

The surrounding area provides excellent schooling for children of all ages and the property is well placed for the M4 at Slough and the M40 junction 2 at Beaconsfield Old Town. Beaconsfield mainline station offers a direct route into Marylebone, London.




Property Information

-  **FOUR DOUBLE BEDROOM DETACHED BUNGALOW**
-  **LANDSCAPED FRONT AND REAR GARDEN**
-  **PARKING FOR 3 CARS AND A DETACHED GARAGE**
-  **30FT FITTED KITCHEN/FAMILY AREA**
-  **19FT MASTER WITH EN-SUITE**
-  **HIGHLY SOUGHT AFTER EXCLUSIVE ROAD**
-  **SUPERBLY PRESENTED THROUGHOUT**
-  **UTILITY AREA AND CLOAKROOM**

					
x4	x2	x3	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan

Farnham Lane
 Approximate Gross Internal Area 185.59 sq m / 1997.67 sq ft (Excluding Garage)
 Garage Area 14.61 sq m / 157.26 sq ft
 Total Area 200.19 sq m / 2154.82 sq ft (Including Garage)



Garage
17'9 x 8'10
(5.41 x 2.70)

Kitchen / Family Area
30'1 x 21'8
(9.17 x 6.61)

Bedroom
10'6 x 9'2
(3.21 x 2.79)

Sitting Room
15'3 x 12'6
(4.64 x 3.81)

Bedroom
15'4 x 9'11
(4.66 x 3.01)

Bedroom
16'1 x 12'11
(4.91 x 3.94)

Bedroom
19'6 x 15'2
(5.94 x 4.63)

Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

External
 Externally, the rear garden is generous and mainly laid to lawn with a patio area ideal for summer dining, to the side of the garden there is a pergola covering a dining area and hot tub. To the front of the property there is a paved driveway with parking for up to three cars, an 18ft garage and side access to the garden.

Transport Links
 Nearest stations:
 Burnham (1.3 miles)
 Slough (2.3 miles)
 Taplow (2.6 miles)

The property is well placed for the M4 at Slough and the M40 junction 2 at Beaconsfield Old Town.

Schools
PRIMARY SCHOOLS:
 Claycots School
 0.3 miles away State school

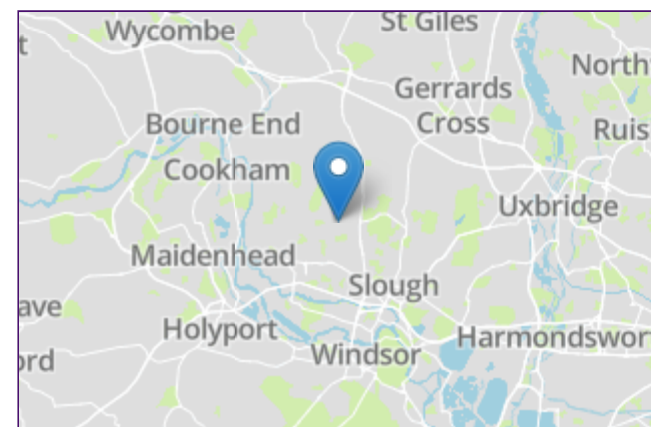
 St Anthony's Catholic Primary School
 0.5 miles away State school

 Mary's Farnham Royal CofE Primary School
 0.5 miles away State school

SECONDARY SCHOOLS:
 Beechwood School
 0.2 miles away State school

 Baylis Court School
 1.2 miles away State school

 Burnham Grammar School
 1.7 miles



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
	B (81-91)		
	C (69-80)		
	D (55-68)	68	80
	E (39-54)		
	F (21-38)		
	G (1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	