



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Woodland Cottages, Beaconsfield Road, Farnham Common, Buckinghamshire. SL2 3PY.

£450,000 Freehold

****NO ONWARD CHAIN**** Introducing this charming 2-bedroom mid-terrace cottage, complete with driveway parking for one car. As you enter, the welcoming porch provides ample space for coats and shoes, ensuring the home remains tidy. The entire house has been damp-proofed and features new LVT flooring throughout, combining durability with style.

The generously sized living room is a highlight, featuring a beautiful log burner that adds warmth and character. As you move towards the back of the house, you'll pass through a cozy dining room, perfect for family meals and entertaining.

The kitchen, part of an extension, is equipped with a gas hob and a high-quality Neff oven. Adjacent to the kitchen, the utility room includes a fitted washing machine for added convenience.

The family bathroom is tiled and features a shower over bath layout.

Upstairs, the master bedroom faces the front and is a spacious double with fitted wardrobes, offering plenty of storage. The second bedroom, also a double, presents further potential for extension over the rear, allowing for additional space or customization.

The outside space is impressive, with a very long garden that includes two outdoor sheds. These sheds are ideal for use as offices, complete with power, making them perfect for remote work or creative pursuits.

This delightful cottage is ready to welcome you home, offering a blend of traditional charm and modern conveniences. Don't miss out on this unique opportunity!

THE AREA

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. In 2022/3 Crossrail at nearby Burnham will provide 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.

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Ground Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



Approx. 29.7 sq. metres (320.2 sq. feet)

First Floor



Total area: approx. 88.7 sq. metres (954.9 sq. feet)