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SPECIALISTS IN PROPERTY



Scotlands Drive, Farnham Common, Buckinghamshire. SL2 3ES. Offers in Excess of £1,000,000 Freehold

A chance to purchase a rarely available detached bungalow situated in one of Farnham Commons most exclusive cul-de-sac's, tucked nicely behind Blackpond Lane.

The main feature of this property are the huge, secluded gardens, especially to the side and rear, which are ideal for a purchaser looking for a property to extend/develop and turn into their forever dream home. The stunning plot in total is in the region of 0.5 acres, with the rear garden mainly laid to lawn, and offering a patio, summerhouse, greenhouse, plus an extensive level of trees and shrubs.

For those looking for a speedy and hassle free purchase, the property also has no upper chain.

As you enter Scotlands Drive, the bungalow can be found facing you at the very end, where you can enjoy ample off street parking in front of the 17'5 x 17'4 double garage.

Internally, there is an entrance porch which leads into a hallway that in turn gives you direct access to the living/dining room, kitchen, bathroom, three bedrooms and a cloakroom.

The living room measures 18'6 x 11'11 and is semi open plan to the 13'1 x 13'0 dining room.

The dining room offers another way into the kitchen, plus takes you through to a sitting room and a spacious 14'10 x 14'8 conservatory. All in all, the current accommodation on offer is around 1700 square ft.



As property of this type and also in this location are hard to find, we strongly recommend contacting us asap in order to register your interest.

THE AREA

Farnham Royal and Farnham Common are 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 property is within easy reach of The Broadway in Farnham Common with its local amenities which include Tesco, Sainsbury and Costa. The M40/M25 and M4 are also all within easy reach.

Buckinghamshire and the Farnham Common area is 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, the area 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.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



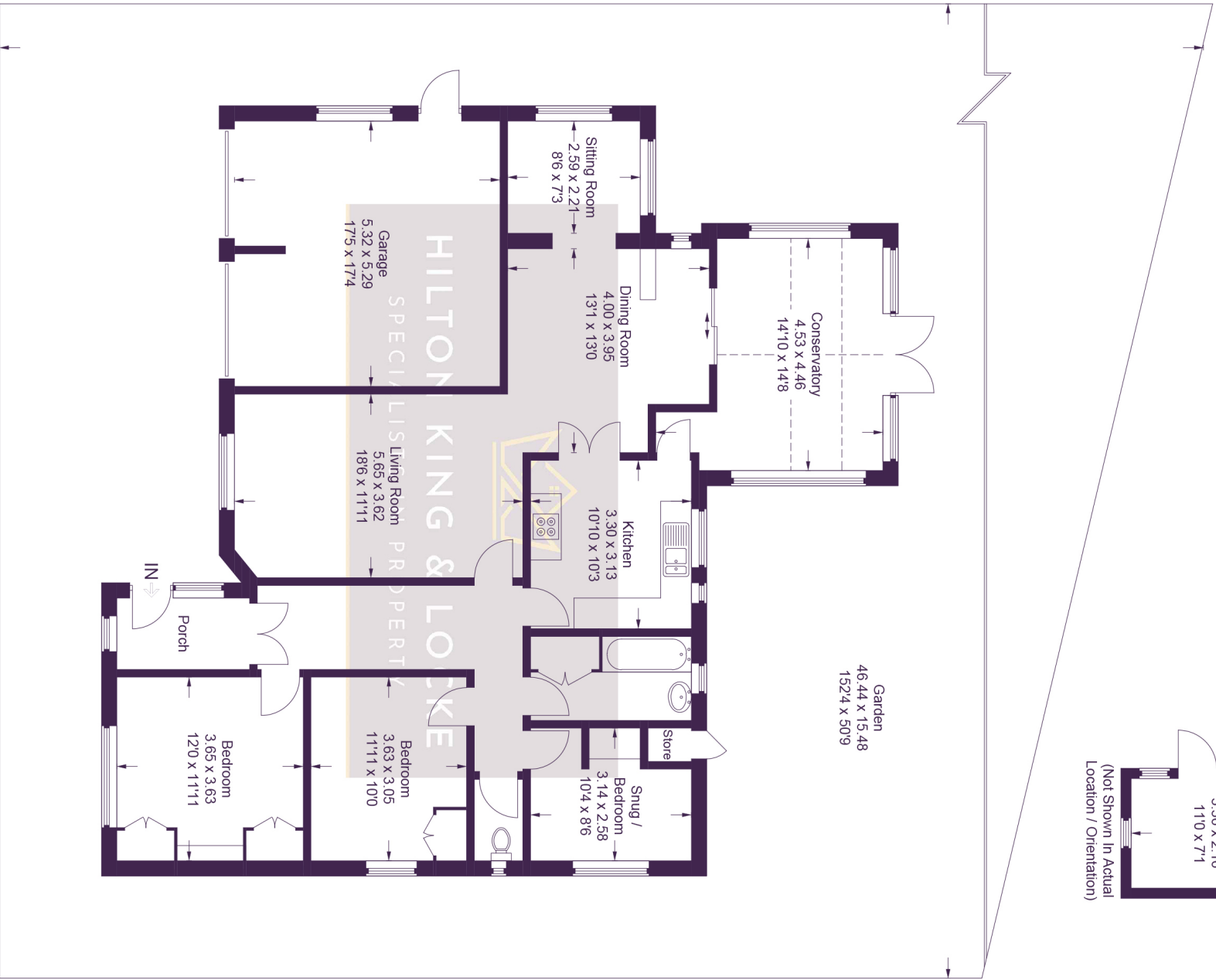
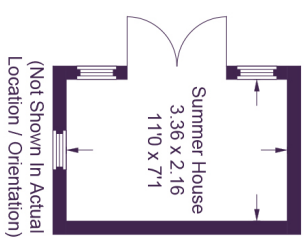
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12 Scotlands Drive

Approximate Gross Internal Area = 126.6 sq m / 1,363 sq ft
Garage = 27.2 sq m / 293 sq ft

Summer House / Store = 7.7 sq m / 83 sq ft
Total = 161.5 sq m / 1,739 sq ft



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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