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SPECIALISTS IN PROPERTY



Long Close, Farnham Common, Buckinghamshire. SL2 3EJ.

£995,000

A chance to purchase a 1688 square ft, four bedroom detached house which has been the subject of major improvement and extensions within the past 10 years.

Situated in a sought after cul-de-sac in Farnham Common, this great family home also has potential for further extension above the garage (subject to usual consents) and sits on an impressive, secluded plot.

Accommodation on the ground floor includes a 16'10 x 13'0 front aspect sitting room with feature parquet flooring, a 21'8 x 12'11 double aspect family room that offers bi folding doors overlooking the garden, a cloakroom and a 21'8 x 12'4 modern kitchen/dining room.

The kitchen is a great area, with plenty of stylish units, space for a table and chairs plus also having a set of bi folding doors opening out to a superb east facing, private garden.

Upstairs, are four well proportioned bedrooms. The master being 12'10 x 11'2, with bedrooms two and three also double in size at 11'11 x 9'7 and 11'5 x 11'4. Completing the accommodation is a 8'6 x 7'10 fourth bedroom which overlooks the garden, and a side aspect, contemporary styled bathroom.

Outside and to the front, there is a good sized frontage, with a lawn and own driveway providing ample off street parking. The rear garden has a decking area, is secluded, and is mainly laid to lawn.

#### THE AREA

Located right in the heart of the village - a short walk to both



Burnham Beeches and The Broadway with its many shops and amenities. Locally you can find Costa Coffee, Sainsbury, Tesco and an array of local shops and places to eat.

Cross rail will now be linked into nearby Burnham Station.

The property is located around 3 miles from Burnham Station and 3 miles from Slough Station. The motorway network of the M40, M25 and M4 are all also within easy reach. 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.

### 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



### Energy Efficiency Rating

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

#### Important Notice

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The Broadway  
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555  
fc@hklhome.co.uk

# 14 Long Close

Approximate Gross Internal Area

Ground Floor = 80.9 sq m / 871 sq ft

First Floor = 54.4 sq m / 585 sq ft

Outbuilding = 21.6 sq m / 232 sq ft

(Including Garage)

Total = 156.9 sq m / 1,688 sq ft



Ground Floor

First 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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