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SPECIALISTS IN PROPERTY



2 Wood End Close, Farnham Common, Buckinghamshire. SL2 3RF.

£1,625,000 Freehold

Nestled in a tranquil cul-de-sac, this exceptional five-bedroom detached home offers nearly 4,000 sq. ft. of thoughtfully designed living space, including a double garage. Boasting a harmonious blend of modern convenience and spacious accommodation, this property is perfect for families or those who love to entertain.

Upon entering, you are greeted by a large and welcoming entrance hall, setting the tone for the impressive proportions throughout. The heart of the home is the open-plan kitchen and dining room, which seamlessly connects to a conservatory, flooding the space with natural light and providing views over the beautifully landscaped garden. Just off the kitchen, a utility room offers additional functionality, while a convenient downstairs cloakroom completes this area.

The property also features three further reception areas, allowing for a versatile layout that can accommodate formal entertaining, a home office, or a relaxed family lounge.

Upstairs, all five bedrooms are generously sized and benefit from en-suite bathrooms, ensuring privacy and comfort for all residents. The master suite is a true retreat, featuring a dressing area and a luxurious en-suite bathroom. Bedroom two is the only other room to include a bathtub, while the remaining en-suites are equipped with modern showers. On the top floor, bedroom five enjoys breathtaking views over the garden, adding an extra touch of charm to this delightful space.

Outside, the rear garden is of an excellent size, ideal for hosting summer gatherings or simply relaxing in the sunshine. Side access enhances practicality, while the front of the property features a spacious driveway, mostly hidden by mature hedges, ensuring both privacy and security. The integral double garage provides additional parking and storage options.

This superb home offers the perfect blend of style, space, and



seclusion, making it an outstanding choice for those seeking a high-quality property in a peaceful location.

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.

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.

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+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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2 Wood End Close

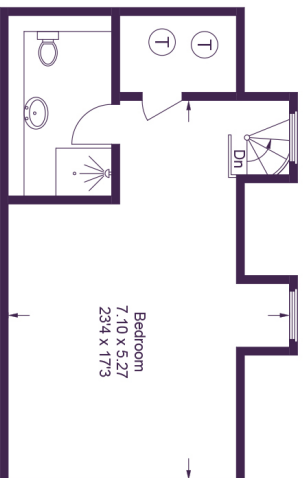
Approximate Gross Internal Area

Ground Floor = 179.9 sq m / 1,936 sq ft

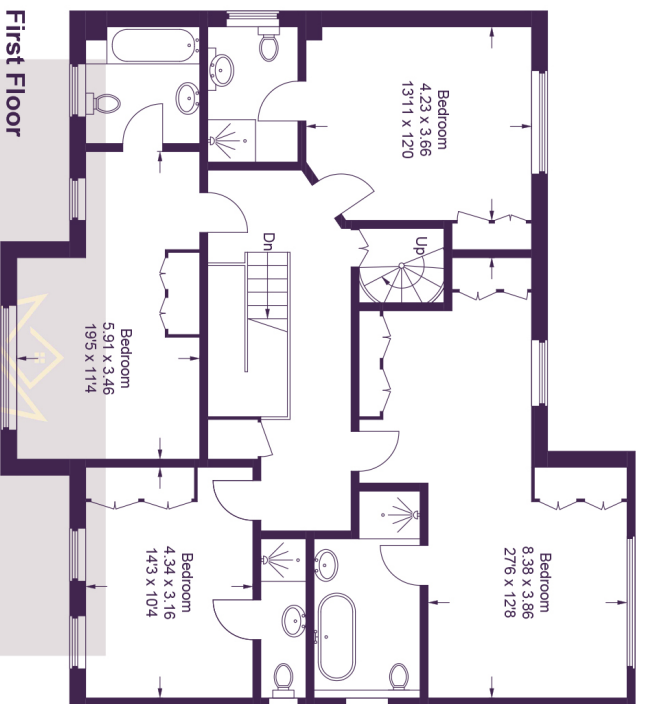
First Floor = 119 sq m / 1,281 sq ft

Second Floor = 40.2 sq m / 433 sq ft

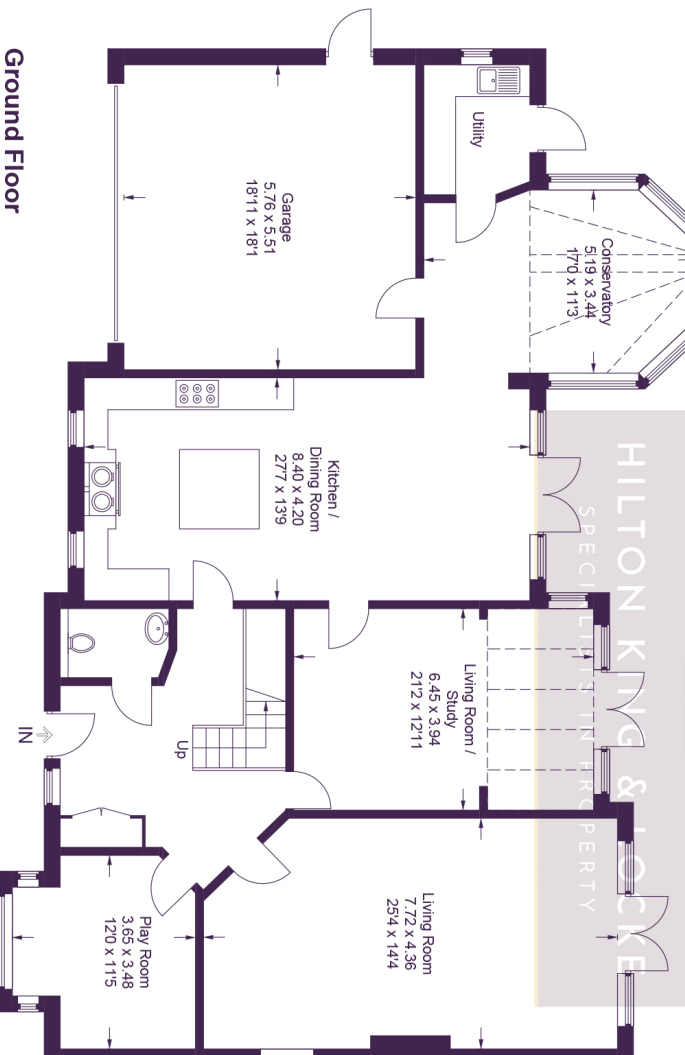
Total = 339.1 sq m / 3,650 sq ft



Second Floor



First Floor



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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