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Rosewood Way, Farnham Common, Buckinghamshire. SL2 3QD.

£539,950 Freehold

A chance to purchase a rarely available three bedroom family home situated at the end of a quiet, no through road, which is walking distance to all of Farnham Commons amenities, including the Infant and Junior Schools, Costa, Sainsbury, Tesco, and of course the beautiful Burnham Beeches and it's 500 acres of woodland. There is also no upper chain involved.

This impressive property has over 1100 square ft of accommodation on offer and on the ground floor includes a 17'8 x 15'6 living/dining room which has french doors leading out to the garden, a modern fitted kitchen that has a front aspect and also space for a table and chairs, and a cloakroom.

Upstairs, the master bedroom measures 13'9 x 10'9, bedroom two 12'7 x 8'3, bedroom three 9'8 x 9'2, with both of these two bedrooms overlooking the rear garden. Completing the accommodation is a family bathroom which has a panel bath with electric shower over.

Outside and to the front there is your own, block paved driveway providing off street parking in front of the 18'1 x 8'2 garage. To the rear is a lovely rear garden that is private, secluded and mainly laid to lawn, with a crazy paved patio and also a door giving rear access to the garage.

SITUATION

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.

The property is located around 3 miles from either Burnham or Slough Stations.

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 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 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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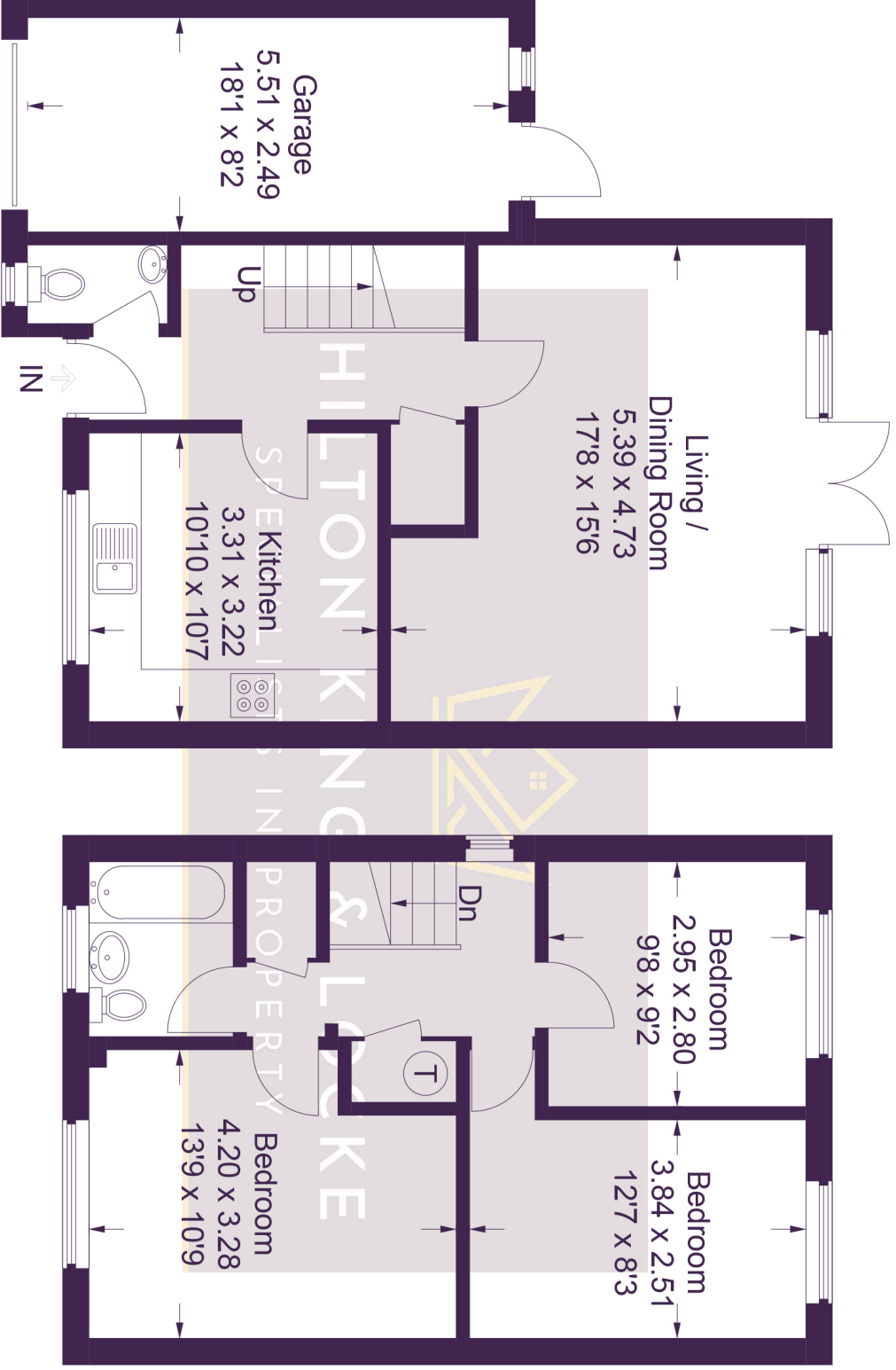
Approximate Gross Internal Area

Ground Floor = 45.7 sq m / 492 sq ft

First Floor = 44.7 sq m / 481 sq ft

Garage = 13.6 sq m / 146 sq ft

Total = 104.0 sq m / 1,119 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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