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Gwalia, Green Lane, Farnham Common, Buckinghamshire. SL2 3SR.

£875,000 Freehold

This impressive four-bedroom detached home, spanning approximately 2,000 sq. ft., is offered to the market with NO ONWARD CHAIN—perfect for those seeking a swift and hassle-free purchase.

Situated in a sought-after location near the Farnham Common & Farnham Royal sports grounds and clubhouses, this property presents an excellent opportunity for families and those looking to add further value with potential extensions (subject to consent).

Upon entering, you are welcomed into a spacious and well-proportioned home, thoughtfully designed to provide ample living space.

The ground floor boasts a generous 17'2 x 12'8 bay-fronted living room, ideal for relaxing or entertaining. A well-sized 13'7 x 10'5 dining room enjoys a rear aspect, seamlessly leading into the kitchen of the same dimensions, offering ample space for meal preparation and dining. A 12'2 x 10' family room provides additional versatility, perfect as a snug or playroom, while the bright and airy 13'9 x 11'3 conservatory overlooks the garden, creating a wonderful space to enjoy throughout the seasons. Completing the ground floor is a practical utility room and a convenient cloakroom.

Upstairs, the master bedroom is an inviting retreat, measuring 14'5 x 10'6 and benefiting from its own private ensuite. The second bedroom, at 12'8 x 9'8, offers ample space, while two further well-proportioned single bedrooms ensure flexibility for family living or home office needs. A spacious family bathroom, featuring a panelled bath, low-level WC, wash basin, and bidet, completes the first floor.

Externally, the property enjoys a well-stocked rear garden, primarily laid to lawn with a patio area—ideal for outdoor entertaining. Mature shrub borders and fencing provide privacy, creating a tranquil setting. To the front, off-street parking is available in addition to the integral double garage, which can be accessed via both the driveway and the utility room.

With its prime location, generous living space, and exciting potential, this property is an outstanding opportunity for those looking to secure a fantastic family home with room to grow.



SITUATION

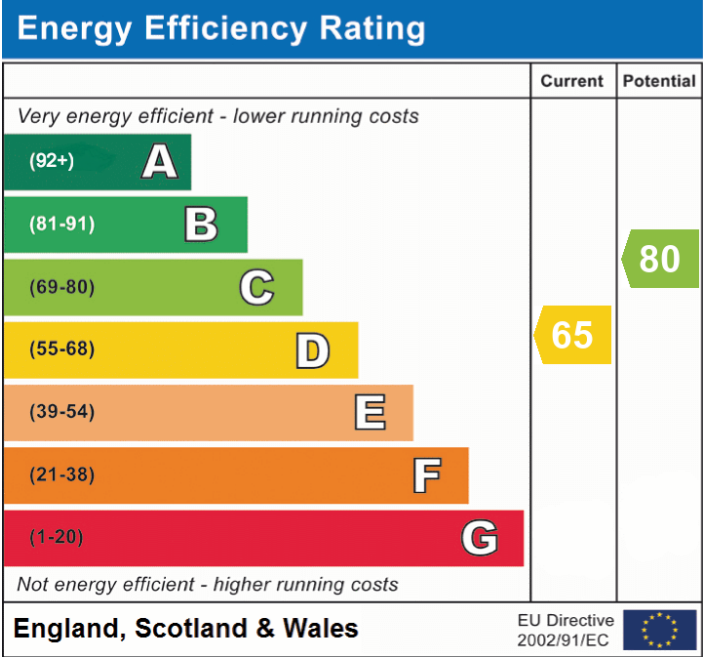
Located right in the heart of the village - a short walk to both Burnham Beeches and The Broadway with its many shops and amenities. Locally you can find Costa Coffee, Sainsbury, Tesco and an array of local shops and places to eat.

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



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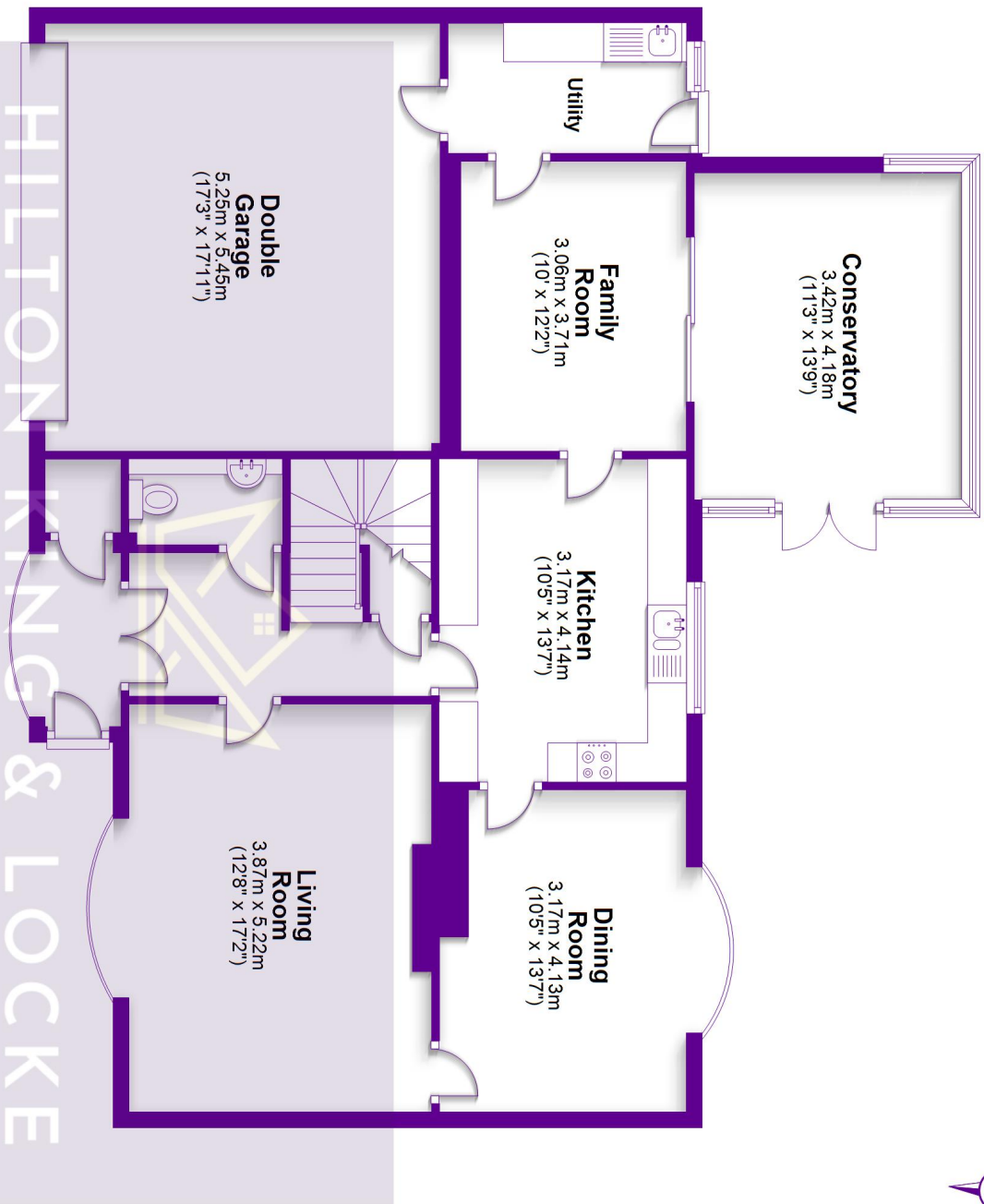
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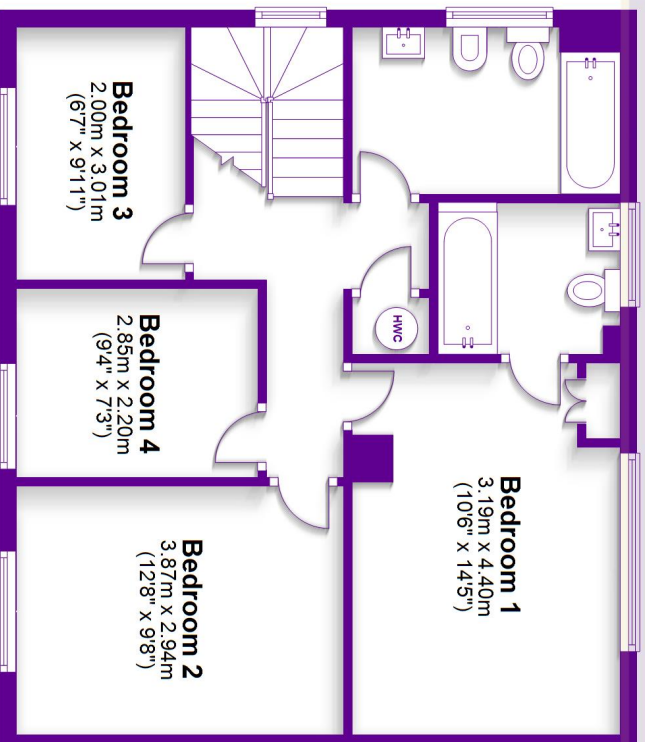
The Broadway
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Ground Floor
Approx. 125.7 sq. metres (1353.3 sq. feet)



First Floor
Approx. 60.1 sq. metres (647.0 sq. feet)



Total area: approx. 185.8 sq. metres (2000.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages & outbuildings.
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