



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Holly Close, Farnham Common, Buckinghamshire. SL2 3QT.

£875,000 Freehold

Tucked discreetly away within a highly regarded cul-de-sac just moments from the village centre and its amenities, this attractive double-fronted detached residence offers an exceptional blend of space, light and privacy.

Extending to approximately 1,587 sq. ft., this beautifully maintained and thoughtfully extended family home provides elegant, free-flowing accommodation, complemented by a mature and secluded rear garden and a detached block of twin 16ft garages to the front. Offered to the market with no upper chain, the property presents a rare opportunity for a smooth and uncomplicated purchase.

A welcoming entrance porch, complete with built-in storage, leads into the central hallway, setting the tone for the generous proportions found throughout.

The principal reception room is particularly impressive — a substantial dual-aspect living room bathed in natural light and centred around an attractive stone fireplace, creating a warm and inviting focal point. Flowing seamlessly from here, the dining room enjoys tranquil views over the rear garden, making it an ideal setting for both formal entertaining and relaxed family gatherings.

The modern fitted kitchen is both stylish and practical, accessible from the hallway and dining room. Overlooking the garden, it features an extensive range of quality eye and base level cabinetry, ample work surfaces and a range-style cooker. Beyond, a versatile utility/breakfast room provides additional storage and preparation space, with elegant



French doors opening directly onto the garden — perfect for indoor-outdoor living during the warmer months.

A cloakroom completes the ground floor.

Upstairs, the impressive principal bedroom measures approximately 16'9" x 11' and benefits from a dual aspect and fitted wardrobes, creating a bright yet restful retreat. Two further generous double bedrooms enjoy rear garden views, while the family bathroom, positioned to the front, is appointed with a large corner bath, low-level WC and wash hand basin.

Outside, the mature rear garden offers privacy and established planting, providing a peaceful sanctuary ideal for entertaining, play or relaxation. The detached twin garages add practicality and flexibility, whether for secure parking, storage or potential workshop space.

A distinguished and spacious home in a sought-after village setting — combining comfort, privacy and convenience in equal measure.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	70
(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

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.



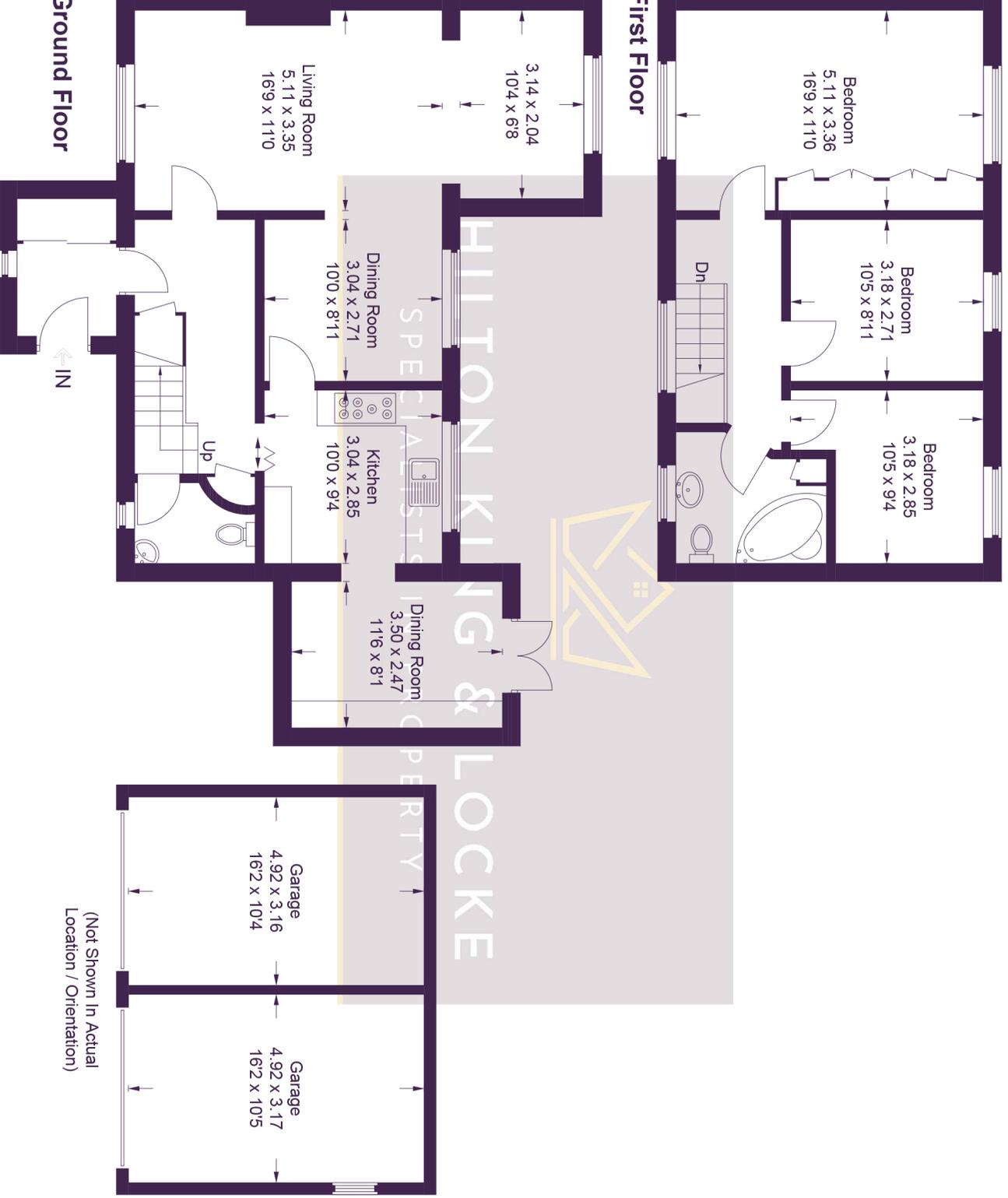
The Broadway  
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555  
fc@hklhome.co.uk

# 4 Holly Close



Approximate Gross Internal Area  
Ground Floor = 68.7 sq m / 739 sq ft  
First Floor = 47.2 sq m / 508 sq ft  
Garage = 31.6 sq m / 340 sq ft  
Total = 147.5 sq m / 1,587 sq ft



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.

© CJ Property Marketing Ltd Produced for Hilton King and Locke