



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Crispin Way, Farnham Common, Buckinghamshire. SL2 3UE.

£1,475,000 Freehold

FOUR BEDROOM DETACHED IN A PRIME POSITION WITHIN CRISPIN WAY

WITH POSSIBLY ONE OF THE BEST PLOTS OF THIS LOCATION - LARGE FRONTAGE AND REAR GARDEN WHICH BACKS WOODLAND

RECENTLY EXTENDED AND REFURBISHED TO PROVIDE 2559 SQUARE FT OF ACCOMMODATION

ALSO WITH CONSENT TO INSTALL 2 METRE HIGH FRONT GATES, CONVERT SIDE GARAGE, AND ADD FIRST FLOOR DORMER

THREE RECEPTION ROOMS AND THREE BATHROOMS

WALKING DISTANCE TO THE INFANT AND JUNIOR SCHOOLS PLUS BURNHAM BEECHES

This is a chance to purchase a four bedroom, three reception detached house with arguably the best plot in this location, which has recently been extended and refurbished to provide excellent and contemporary family accommodation.

The front of the property is wired in and has consent to install two metre high electric gates, with the huge frontage giving you not only parking for multiple cars, but also two garages. There is also consent to convert the side garage and add extra living space on the ground floor, plus also permission to add a dormer above on the first floor, in order to create a dressing room/ensuite for the master bedroom.

The new 17'5 x 17'5 detached garage has electric shutter doors and would also be ideal to use as an office or a gym, while the garage attached to the house measures 23'4 x 8'5 and gives you direct access to the rear garden.

Another real feature is the stunning rear and secluded garden which backs onto woodland, plus the garden is fairly low maintenance as it is mainly laid to lawn with a large patio plus a summerhouse.

Internal accommodation on the ground floor includes a bright entrance hall with refurbished parquet block flooring, which gives you direct access to all of this floor, which are the 31'6 x 21' kitchen/family/dining room, the utility, a sitting room, play room and a cloakroom.

The hub of the home is no doubt the kitchen/family/dining area which is absolutely perfect for entertaining and ideal for the whole family to enjoy. Large patio doors open up two sides of the room, which is perfect for those summer months and offer stunning views over the wonderful garden. Whether open or closed, they ensure the area is flooded with natural light.

This room also has a great range of contemporary styled kitchen units with built in appliances, a breakfast bar, two ceiling lanterns and extensive spotlights.

The 15'3 x 9'7 play room offers a lovely double aspect, as does the 16'11 x 11' sitting



room, which also gives you access to the garden via patio doors. From the utility you can also access the outside while the cloakroom sits on the other side of the entrance hall.

Upstairs are four bedrooms and three bathrooms. Bedroom one is double aspect, having windows looking over both the front drive and rear garden while measuring an impressive 16'11 x 11'2. Bedroom two also has a double aspect plus a wash basin, and bedroom three is also double in size while again offering a double aspect, which ensures all of these rooms are light and airy.

Bedroom four overlooks the rear garden and has its own shower room, while the family bathroom has a panel bath plus a separate corner shower cubicle.

THE AREA

Situated in a sought after location within easy reach of Farnham Common where a selection of interesting shops and restaurants including Local Tesco's and Sainsbury's, Costa Coffee and the very popular La Cantina Del Vino Italian restaurant.

Farnham Common is ideally situated for numerous leisure facilities including the 500 acres of historic woodland at Burnham Beeches, ideal for its attractive country walks, cycling paths and a relaxing café.

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.

Burnham/Gerrards Cross and Slough Stations are all approximately 3 miles away.

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.



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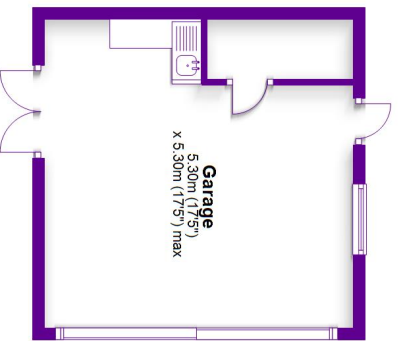
Ground Floor

Approx. 167.1 sq. metres (1798.9 sq. feet)



First Floor

Approx. 70.6 sq. metres (760.4 sq. feet)



Total area: approx. 237.8 sq. metres (2559.3 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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