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Long Close, Farnham Common, Buckinghamshire. SL2 3EJ.

£599,000 Freehold

A chance to purchase a 1412 square ft, three bedroom detached bungalow situated in sought after Long Close, which is a small, quiet cul-de sac off desirable Blackpond Lane.

This property comes to the market with no upper chain, and offers potential to improve and extend to either the rear/side or into the loft (subject to the usual consents). Due to this, and also the fact that bungalows of this type rarely come to the market in Farnham Common, we recommend registering your interest at the earliest opportunity, in order to avoid disappointment.

A particular feature of this property are the delightful gardens. To the front, the property has a garden of over 40ft, with a decent drive which sweeps around to the left leading up to the bungalow, therefore providing ample off street parking. There is also a garage.

The rear garden measures approximately 50' x 45' at its widest points, and has a lawn, shrub/flower borders, a patio, plus a timber shed and a greenhouse.

Internally the property has an entrance hall which takes you directly to the majority of the accommodation. At the front is a 16' x 13'8 twin aspect kitchen/breakfast room that has a utility area, which also in turn gives you access to the garden.

Moving through, the 13'8 x 10'11 master bedroom offers fitted wardrobes and a double aspect, while bedrooms two and three both have side aspects, as does the shower room.

At the end of the hall is the 15'9 x 14'10 living room which is semi open plan to the double aspect dining room, while a conservatory takes you out into the garden.

THE AREA

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.

Cross rail will now be linked into nearby Burnham Station.

The property is located around 3 miles from Burnham Station and 3 miles from Slough Station. The motorway network of the M40, M25 and M4 are all also within easy reach. 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.

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.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional



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.



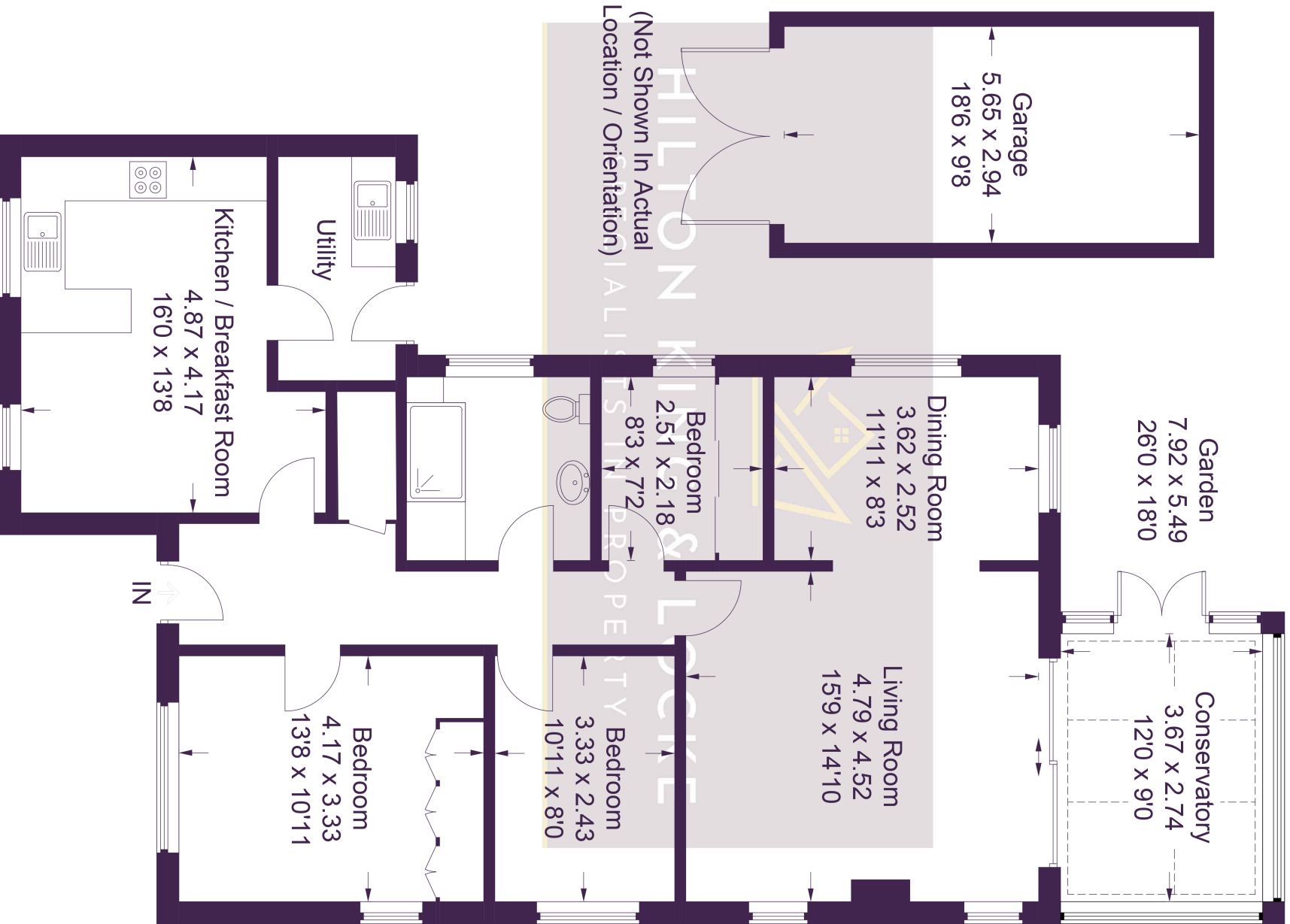
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8A Long Close

Approximate Gross Internal Area = 114.5 sq m / 1,232 sq ft
Garage = 16.7 sq m / 180 sq ft

Total = 131.2 sq m / 1,412 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.