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Ingleglen, Farnham Common, Buckinghamshire. SL2 3QA.

£550,000 Freehold

This excellent sized three bedroom terraced family home is situated in a quiet no through road just off the Beaconsfield Road, and is within walking distance to the local Infant and Junior schools, Burnham Beeches, plus all of Farnham Common's many amenities including Costa Coffee, Sainsburys, Tesco and a selection of restaurants.

In total there is a superb 1382 square ft of accommodation on offer!.

This family home has own driveway and therefore ample off street parking, a garage, three reception rooms plus three well proportioned bedrooms.

On the ground floor is a spacious living room which offers space to formally dine, plus gives access to the garden via french doors. There is also a dining room which is open plan to the fitted kitchen, plus a rear aspect sitting room/study, a cloakroom, and also a handy utility area in front of the 17'8 x 8'3 integral garage.

Upstairs, the master bedroom measures 12' x 11'2 and overlooks the garden, as does the 12'9 x 9'11 second bedroom. Bedroom three faces the front as is a decent 9'7 x 7'2, while a family bathroom completes the accommodation.

Outside and to the rear, the garden is secluded and also low maintenance, with a patio and lawn.

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

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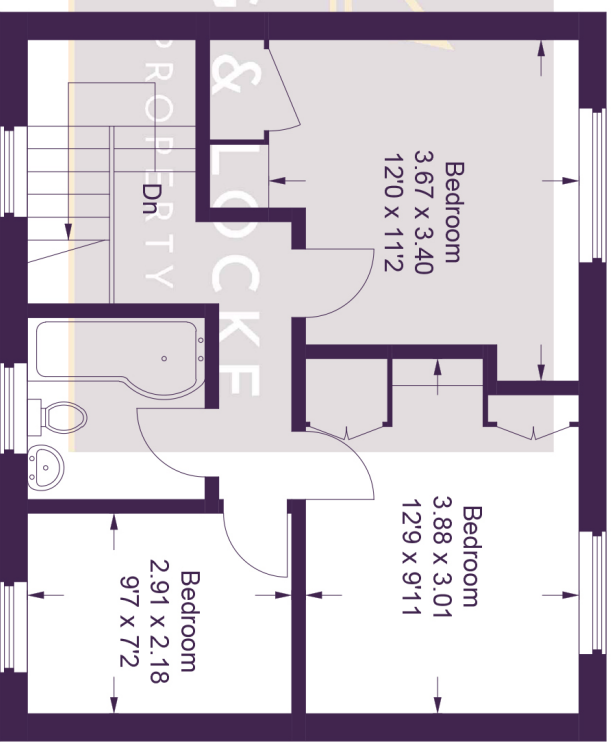
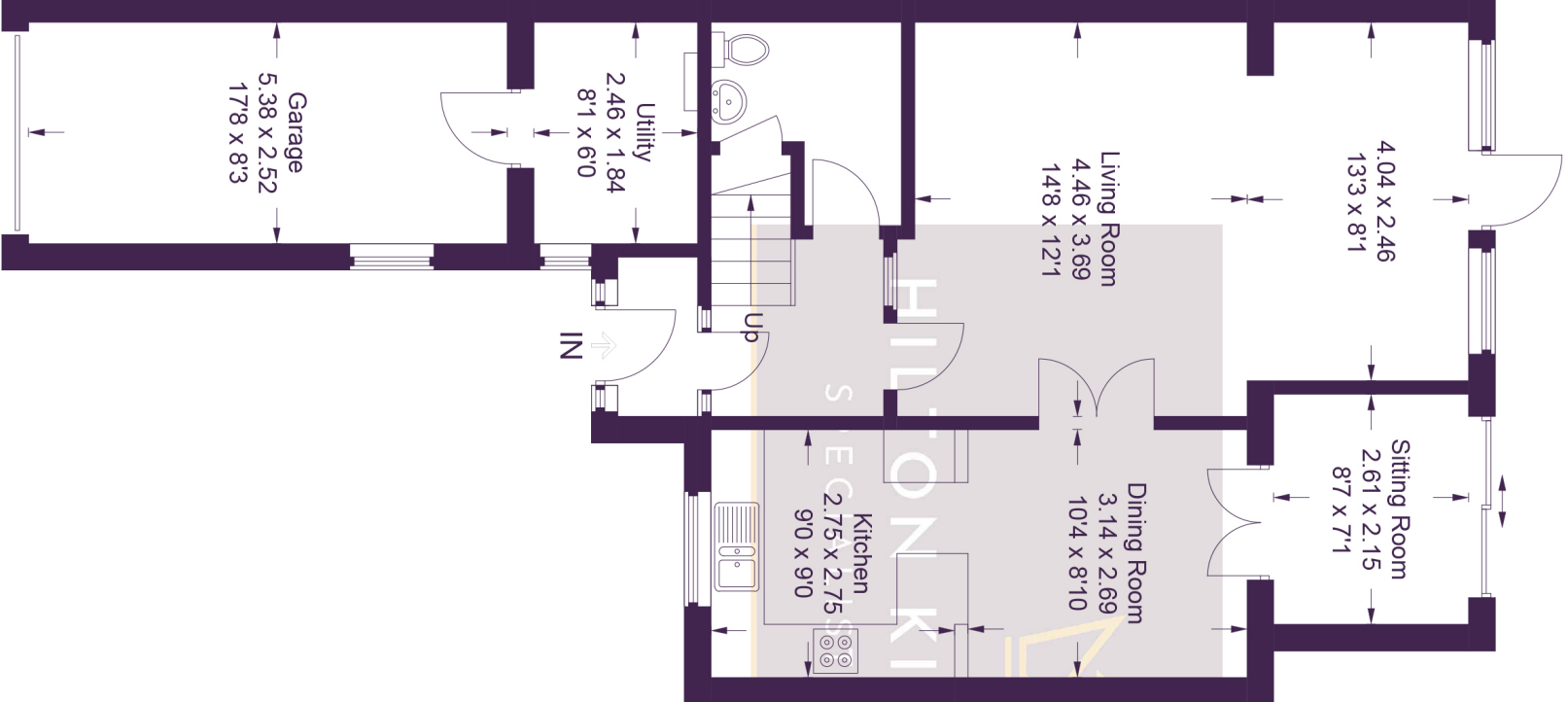


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Approximate Gross Internal Area
Ground Floor = 83.6 sq m / 900 sq ft
First Floor = 44.8 sq m / 482 sq ft
Total = 128.4 sq m / 1,382 sq ft



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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