



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



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

£975,000 Freehold

Situated in a sought after and quiet cul-de-sac close to the village centre, is this attractive four bedroom, two reception, two bathroom, detached family home which comes to the market with no upper chain. This property also requires modernisation, so is therefore ideal if you are looking for a property to extend/renovate, and make your own.

There is no upper chain involved and it is situated in a sought after location within easy reach of The Broadway, 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 can be found.

Existing accommodation sits at 1985 square foot, and includes on the ground floor a 23' x 11'6" double aspect living room, a 23'x 10'4" double aspect dining room, a rear aspect 15'3" x 8'10" kitchen, a conservatory, utility and garage.

The spacious living and dining rooms sit alongside each other and are semi open plan, with both offering access to the garden. The kitchen can be accessed from one of the hall or living room, and it gives you direct access to the conservatory, which again has a door leading to the garden.

The conservatory also gives you access to the integral garage, which in turn can lead into the utility room.

Upstairs, there is an impressive master suite which comprises of a front aspect bedroom, large dressing room with fitted wardrobes, and ensuite bathroom. Bedrooms two, three and four all overlook the garden and playing fields at the rear. Completing the accommodation is a family bathroom with separate WC.

Outside and to the front is a well kept front garden with a block paved drive providing ample off street parking, while to the rear is a private, secluded, east facing garden which is mainly laid to



lawn with a patio and shrub borders. The garden offers both access and views over playing fields at the rear.

THE AREA

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 and Slough 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.



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.



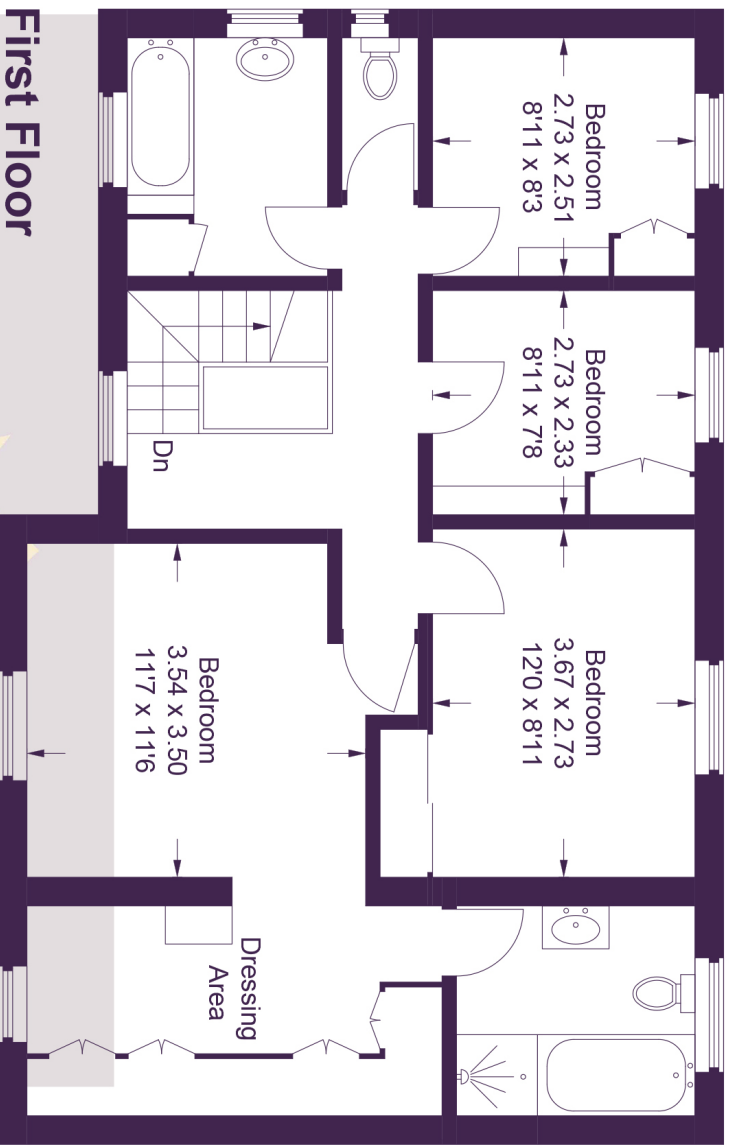
The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

7 Holly Close

Approximate Gross Internal Area
Ground Floor = 110.9 sq m / 1,194 sq ft
(Including Garage)

First Floor = 73.5 sq m / 791 sq ft
Total = 184.4 sq m / 1,985 sq ft



HILTON KING & LOCKE
SOLICITORS IN PROPERTY

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.