



The property opens into a bright and spacious entrance hall, which also serves as an informal reception area. To the left is a generous sitting room with a bay-fronted window and rear aspect sliding doors opening onto the garden, allowing plenty of natural light. To the right lies the heart of the home, an impressive open-plan kitchen, dining, and breakfast area. It features contemporary units, a central island, quartz worktops, and high-spec appliances including a Miele single oven, combination

oven and microwave, proving drawer, Quooker tap, Blanco waste disposal, induction hob, and Siemens fridge. Velux windows and large bi-fold doors flood the space with natural light, making it perfect for both family life and entertaining. Off the kitchen is a separate utility room with access to the garden and internal entry to the large double garage. It includes Velux windows, space for a washing machine and tumble dryer, and room for an American-style fridge-freezer. A private study completes the ground floor, offering ideal working-from-home space.

Upstairs, the principal bedroom features fitted wardrobes, a modern en-suite shower room with Milano six-body jet shower, and access to generous eaves storage. Bedrooms two and three also have built-in wardrobes and enjoy dual-aspect views over the rear garden. Bedroom four, also dual-aspect, overlooks the front. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the property provides off-street parking for up to eight cars, as well as a double garage with automatic rolling door. The rear garden is private and mature, mainly laid to lawn with a large patio—ideal for summer entertaining. There's also an outdoor tap, external sockets, and a nine-seater hot tub. Security features include a Ring floodlight doorbell camera and internal/external CCTV. The home benefits from approved planning permission to extend by a further 668 sq ft (to 3,242 sq ft). The proposed part two-storey, part single-storey rear extension would provide an additional reception room, increase bedroom sizes, and add two further bathrooms.

# Property Information

- EXTENDED AND RENOVATED FOUR BEDROOM DETACHED HOUSE**
- APPROVED PLANNING FOR DOUBLE STOREY EXTENSION**
- 2574 SQ FT**
- 2 BATHROOMS**
- EPC - C**
- SITUATED ON A QUIET CUL-DE-SAC**
- 0.20 ACRE PLOT**
- 28FT GRANITE KITCHEN/DINING ROOM**
- LARGE DRIVEWAY AND DOUBLE GARAGE**
- COUNCIL TAX BAND - G**

<b>x4</b>	<b>x2</b>	<b>x2</b>	<b>x8</b>	<b>Y</b>	<b>Y</b>
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Specifications

- LED Spot Lighting has been installed in every room throughout the house for reliability and costs savings
- The whole house is NACOSS alarmed – and maintained by Templewood Security (New keypads and sensors fitted in 2022)
- Main Doorway: 10 year warranty from 2018 – Endurance Door
- 20mm prime oak laminate flooring with Oak Doors to all other rooms leading off hallway
- Double Oak Glazed Doors into Kitchen and Lounge
- Kitchen fitted December 2022 by Nova Kitchens Farnham Common
- Quooker Tap with a two year warranty
- Bespoke fitted wardrobes with mirror doors.
- Hot Tub: Artesian Spas Pelican Bay – 9 seater Hot Tub on Patio

## Planning Permission

Ref No: PL/23/3744/FA

Part two, part single storey rear extension

## Local Area

Farnham Common is known for its scenic landscapes, historical charm, and proximity to both natural beauty and urban conveniences. Just one minute walk from the property is Farnham Common Sports Club where local rugby, tennis, cricket, squash and lacrosse teams play.

The village is surrounded by lush greenery, with open fields, woodlands, and parks contributing to its idyllic setting. Residents enjoy the benefits of a close-knit community atmosphere while still having easy access to essential amenities. The area is characterized by a mix of traditional architecture and modern residences, creating a diverse and appealing living environment.

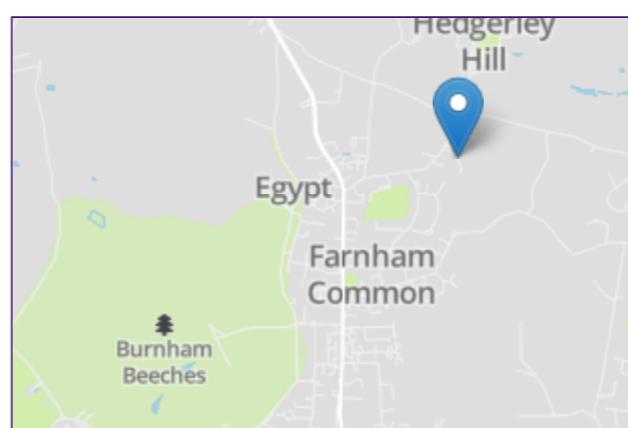
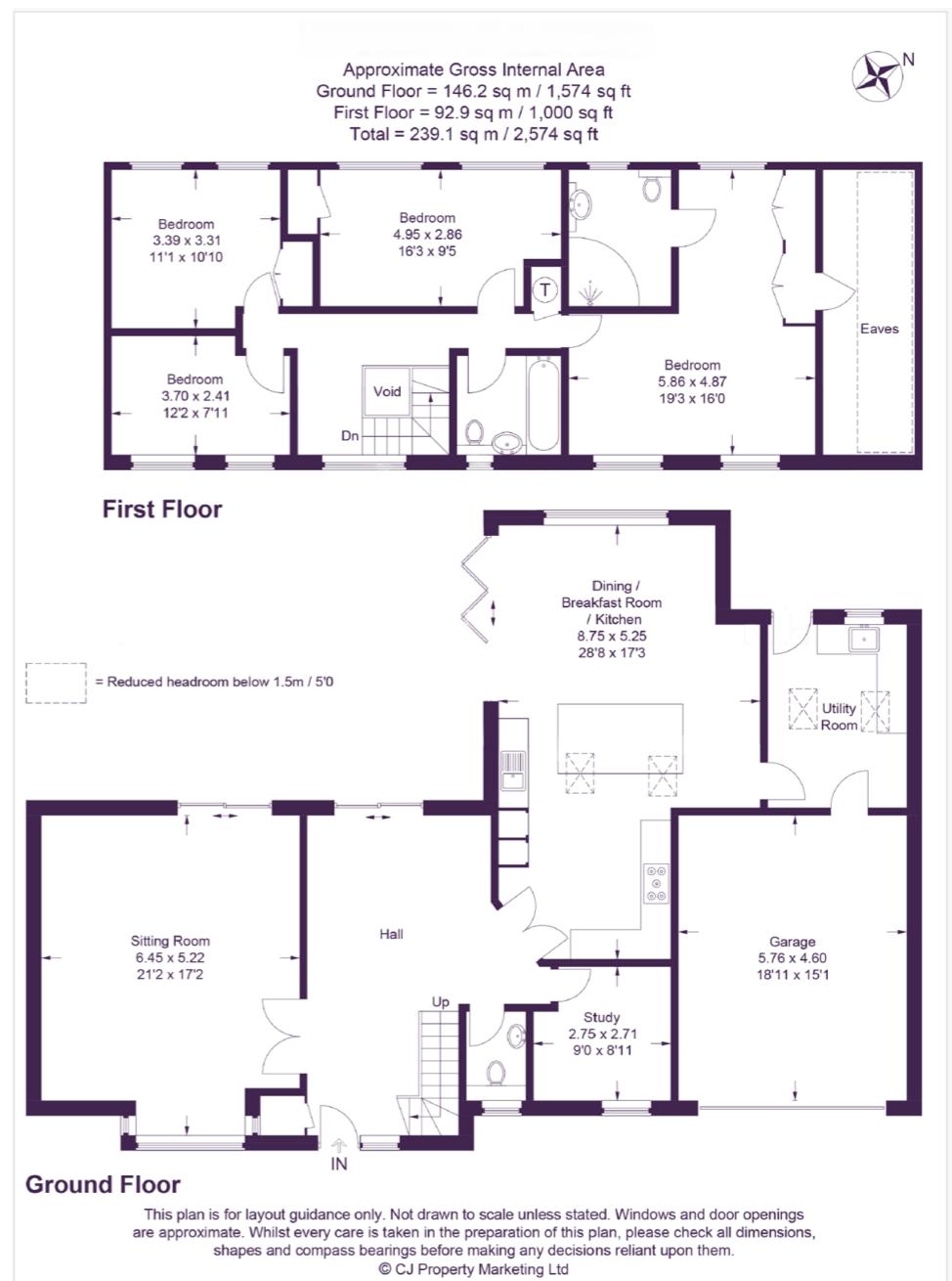
## Transport Links

The village is crisscrossed by roadways, with the nearby A355 serving as a gateway to major routes such as the M40 and M4 motorways. This strategic positioning allows for swift and efficient travel to neighboring towns and cities, including Slough, Beaconsfield, and High Wycombe, as well as seamless access to the broader motorway network for more extensive journeys. Public transport further enhances the village's connectivity with a network of bus services threading through Farnham Common. These services not only facilitate local travel within the village but also connect residents to nearby towns, offering convenient options for commuting, shopping, and leisure activities. The railway stations in Beaconsfield and Gerrards Cross are in a close proximity. These stations provide direct rail services to London Marylebone, ensuring a straightforward and efficient commuting option for residents working in the capital or other nearby urban centers. Slough Station is only a short drive away which is serviced by Crossrail. Accessible by car or public transport, these railway connections open up a spectrum of possibilities for both work and leisure travel.

## Council Tax

Band G

## Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		