



**HILTON KING & LOCKE**  
SPECIALISTS IN PROPERTY



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

£1,200,000 Freehold

A contemporary styled family home which absolutely must be viewed internally in order to be appreciated. This stylish property has accommodation set over three floors and there are five bedrooms, two reception rooms and three bathrooms. In total there is 2320 square ft of accommodation on offer.

Located in Crispin Way, which is a highly sought-after location, being very peaceful yet is within walking distance of the village centre and local schools. Another outstanding feature is the large, sunny rear garden.

You enter the property via an entrance hall with a glazed door leading to the 28'4 x 11'10 living/dining room, which has bi folding doors and offers great views over the rear garden, plus it has a stunning balcony.. This space also has an open fireplace with stylish flooring, and is open plan to the 13'11 x 9'10 kitchen.

The kitchen has a front aspect and has modern units with granite worktops, fitted appliances, a breakfast bar, and to the rear there is a vaulted family room that overlooks the garden. Completing this floor is a study, utility and a cloakroom.

Upstairs and onto the first floor there are three bedrooms, with the 16'11 x 11'11 master bedroom having its own ensuite and a large walk in wardrobe. Bedroom two offers a double aspect, as does bedroom three. A family shower room completes this floor.

On the lower ground floor there are two further bedrooms and a shower room. Bedroom four is some 20' x 10'9 and bedroom five 13'8 x 9'11. This floor would be a perfect space for guests or teenagers.

Outside and to the front, there is a gravelled drive providing off street parking in front of an single garage. There is also side access to the rear and large basement storage areas, that measure 14'2 x 11'1 and 13'11 x 7'2.



The rear garden is secluded, mainly laid to lawn with an extensive patio and shrub borders.

#### 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 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](http://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.



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# 18 Crispin Way, Farnham Common, SL2 3UE

Approximate Gross Internal Area

Lower Ground Floor = 42.0 sq m / 452 sq ft

Ground Floor = 80.1 sq m / 862 sq ft

First Floor = 63.2 sq m / 680 sq ft

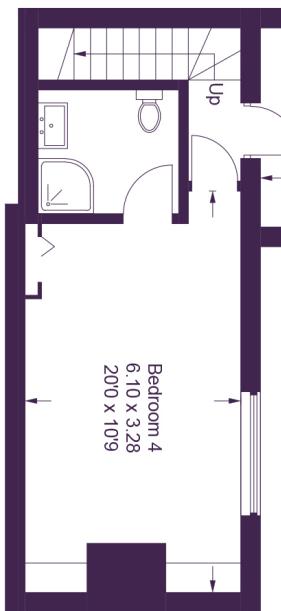
Outbuildings = 30.3 sq m / 326 sq ft

Total = 215.6 sq m / 2,320 sq ft

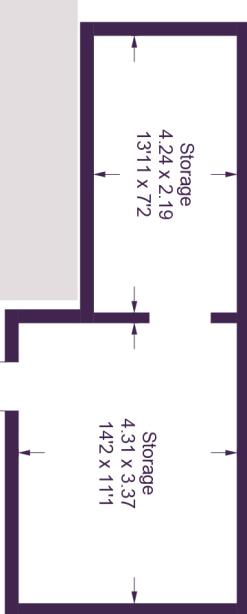
(Including Garage)



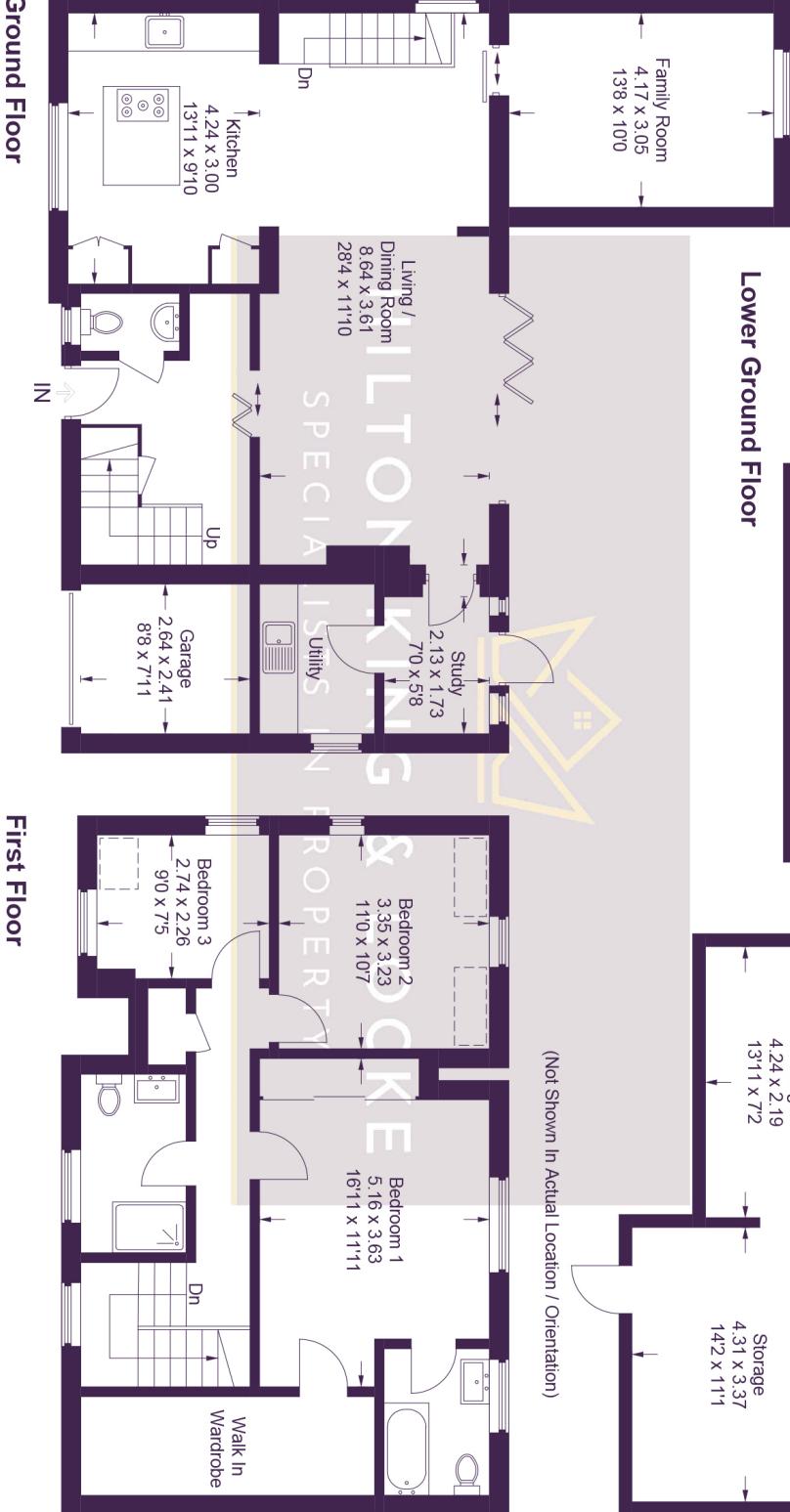
[ ] = Reduced headroom below 1.5m / 50



Lower Ground Floor



(Not Shown In Actual Location / Orientation)



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.