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Temple Way, Farnham Common, Buckinghamshire. SL2 3HE.

Guide Price £1,425,000 Freehold

A chance to purchase a substantial executive home within a small quiet cul de sac located directly off Templewood Lane, which is only a short walk to the Broadway with its many amenities, plus the beautiful Burnham Beeches.

There is no upper chain involved!.

This attractive family home has accommodation approaching 3500 square ft, which includes five double bedrooms, four reception rooms and two bathrooms. The accommodation is flexible, plus offers ample scope to improve and extend, so therefore perfect for a large or growing family.

Internally and on the ground floor you enter the property via a spacious hallway, which then gives you direct access to a cloakroom, family room, sitting room, dining room and also the kitchen/breakfast room.

The family room offers a front aspect and a feature bay fronted window, while the 22' x 16'8 sitting room both overlooks, and has french doors, leading out to the garden. The dining room has doors which lead through to a 24'3 x 15'6 conservatory, as does the kitchen.

The kitchen measures some 28'10 x 12'5, offers space to dine plus has an array of fitted units. From here, you have a door taking you through to a utility, with in turn gives you direct access to the 18'11 x 18'2 double garage.

Upstairs are five well proportioned double bedrooms. Bedroom one overlooks the garden, has fitted wardrobes and a large ensuite shower room, while also being an impressive 22'3 x 16'8. Bedroom two offers a front aspect and is 15'4 x 11'11, while bedroom three is also an excellent 14' x 11'11.

Further along the landing are bedrooms four and five, which are also double in size and share access to a further bathroom.

Externally, there is ample off street parking on the drive at the front, while the stunning rear garden faces south, therefore perfect for those who enjoy those long summer days and of course al fresco dining. The gardens are secluded, offer a large patio plus lawn, and also have



mature shrub/flower borders.

THE AREA

Situated in a sought after location within easy reach of Farnham Common where you can find 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.

Elizabeth Line at nearby Burnham and Slough Station provides commuters with easy access into Central London and Canary Wharf within 20 minutes. The motorway network of the M40, M25 and M4 are all also within easy reach.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice

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5 Temple Way

Approximate Gross Internal Area
(Including Garage)

Ground Floor = 195.3 sq m / 2,102 sq ft

First Floor = 118.7 sq m / 1,278 sq ft

Total = 314.0 sq m / 3,380 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.

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