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Fairview, Old Beaconsfield Road, Farnham Common, Buckinghamshire. SL2 3LR.

£1,250,000 Freehold



A spacious and adaptable five bedroom, three reception, three bathroom detached bungalow, which has been fully refurbished throughout and includes a self contained annexe.

With excellent overall accommodation of over 2500 square ft, this family home must be viewed internally to be fully appreciated.

Some of the features on offer are underfloor heating, a megaflo boiler, smart heating and lighting, a CCTV system and air conditioning in the living room.

The living room has a lovely double aspect and measures 19'10 x 13'4, the dining room 17'5 x 10'10, and the sitting room is 15'3 x 10'10 and is another room that has a double aspect. The modern kitchen has ample eye and base units, plus a hot tap and a wine cooler.

All four of the principle bedrooms are double in size, with the master bedroom being 17'3 x 10'6, and having both access to the outside and an ensuite.

The self contained annexe also has access to the outside, with the living area having a double aspect.

Located upstairs is a further bedroom with dressing room.

Outside, the frontage is enclosed by mature hedging, has a well kept lawn section with flower/shrub borders. There is a block paved drive that provides ample off street parking.



The rear garden has a large lawn, patio and timber shed.

## 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 Station provides commuters with easy access across central and to London to Canary Wharf/Liverpool Street. 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](http://www.buckscc.gov.uk).



### Important Notice

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The Broadway  
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555  
[fc@hklhome.co.uk](mailto:fc@hklhome.co.uk)

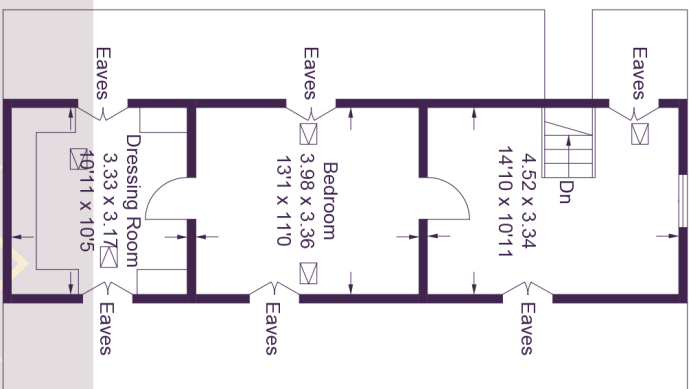


# Fairview, Old Beaconsfield Road

Approximate Gross Internal Area = 216.2 sq m / 2,327 sq ft

Annexe = 18.4 sq m / 198 sq ft

Total = 234.6 sq m / 2,525 sq ft



(Not Shown In Actual Location / Orientation)  
**Annexe**



## Ground 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.