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Heatherside Gardens, Farnham Common, Buckinghamshire. SL2 3RR.

£1,365,000 Freehold

A beautifully presented four bedroom, three reception, two bathroom family home located in desirable Heatherside Gardens, a small, quiet cul-de-sac in the heart of Farnham Common.

Existing accommodation sits at 2574 square ft having been substantially extended in 2011, and in 2023, planning permission was obtained to increase the living accommodation by 668 square ft, to 3242 square ft, by adding a part two, part single storey rear extension that would provide another spacious reception/living area, increasing the bedroom sizes and also adding another two bathrooms.

You enter the property and into a bright and spacious entrance hall/reception, which can also give you direct access to the garden, plus also the sitting room, cloakroom, study, and the kitchen/dining/breakfast room.

The 21'2 x 17'2 sitting room has a feature bay front aspect window with sliding doors leading to the garden, and the cosy study also faces the front. The standout feature of the home, the quiet stunning, partly vaulted 28'8 x 17'3 kitchen/dining/breakfast room, is a great space for the family to enjoy and of course for those who love to entertain.

This room has an array of high end, contemporary styled kitchen units with quartz worktops, two velux windows, a large rear aspect window plus bi fold doors which ensure the room is flooded with natural light. There is a centre isle and fitted appliances which include Miele single oven, micro combi, warming drawer, induction hob and dishwasher, plus Siemens built in under fridge. To name but a few more items, there is a quooker hot tap system, LED undercabinet lighting, and Blanco waste disposal unit.

Off the kitchen is a utility, which again offers access to the garden, has two more velux windows, space for washing machine and tumble dryer and also an American style fridge freezer. The integral 18'11 x 15'1 double garage, can also be accessed from this room.

Upstairs, is a lovely 19'3 x 16' twin front aspect master bedroom with fitted wardrobes and an ensuite shower room, plus provides access to a large eaves storage area too. Bedrooms two and three also have wardrobes, and both have twin aspects overlooking the garden and measure 16'3 x 9'5 and 11'1 x 10'10.

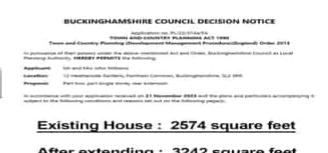
The 12'2 x 7'11 bedroom four again has a twin aspect and faces the front, while a family bathroom completes the accommodation.

To name just some more of the impressive specification on offer, there is LED spot lighting in every room, NACOSS security alarm system, the modern bathrooms are fully tiled with heated mirrors and vanity lights (with the ensuite having a Milano 6 body jet shower), wool heavy duty twist pile carpets fitted seamlessly throughout the house, electric roller shutter door to the garage, ring doorbell and ring floodlight camera plus CCTV both externally and internally.

Externally and to the front, there is a low maintenance shingle drive that provides ample off street parking in front of the garage for 7 - 8 cars, there is a side section of lawn, and the frontage is enclosed by hedging.



Approved Plan showing Downstairs after New Extension



Approved Plan showing Upstairs after New Extension



BUCKINGHAMSHIRE COUNCIL DECISION NOTICE

Approved on 10/07/2023
TOWN AND COUNTRY PLANNING ACT 1990
In pursuance of their powers under the above mentioned Act and Order, Buckinghamshire Council as Local Planning Authority, hereby approves the following application:

Applicant: Mr and Mrs John Williams
Address: 100 Heathside, Heatherside, Farnham Common, SL2 8PA

Project: Part two, part single storey rear extension.

On application with full application received on 10 November 2022 and the plans and permission accompanying the application were issued on 10 November 2022.

Existing House : 2574 square feet

After extending : 3242 square feet

To the rear, the garden is private, well stocked with flower and shrub borders and is mainly laid to lawn with a patio. There is an outside tap, external plug sockets and a 9 seater hot tub on the patio.

SITUATION

Located right in the heart of the village - walking distance to both Burnham Beeches and The Broadway with its many shops and amenities. Locally you can find Costa Coffee, Sainsbury, Tesco and an array of local shops and places to eat.

The property is located around 3 miles from either Burnham or Slough Stations.

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.

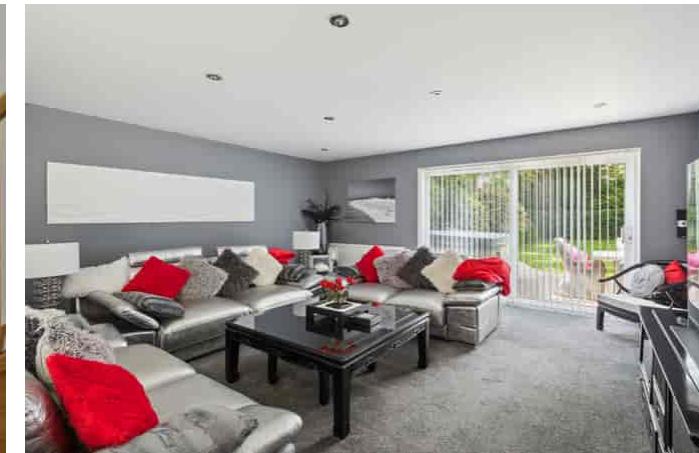
Crossrail at nearby Burnham provides commuters with easy access across central London to Canary Wharf. The motorway network of the M40, M25 and M4 are all also within easy reach.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(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



Important Notice

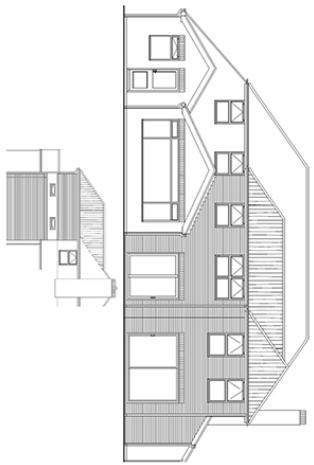
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Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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BUCKINGHAMSHIRE COUNCIL DECISION NOTICE
Application No. P/21/3734/PA
Town and Country Planning (Development Management Procedure) Order 2015
In pursuance of their powers under the above-mentioned Act and Order, Buckinghamshire Council as Local Planning Authority HEREBY PERMITS the following:
Applicant: Mr and Mrs John Wallers
location: 12 Hawthorn Grange, Farndon Common, Buckinghamshire, MK2 1RR
Proposal: Rear first and single-storey rear extension
In accordance with your application received on 21 November 2021 and the plans and particulars accompanying it, subject to the following conditions and reasons set out on the following pages.

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.

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