



This delightful detached family home is offered for sale with NO ONWARD CHAIN. The spacious accommodation includes: five bedrooms, four reception rooms, four bathrooms (three en-suites), utility, cloakroom, double garage, driveway parking and good sized mature rear garden.

To the front of the property, driveway parking leads to the double garage and front door, there is an area of lawn and mature shrubs and trees giving privacy. The front door leads to the Hallway with access to all rooms including the integral double garage. There is a bright and spacious dual aspect Living Room with feature fireplace, engineered wood flooring throughout the downstairs and double doors leading to the garden. The Study, also with a garden aspect, is well fitted with a desk and shelving above and the Dining Room is accessed via double doors and looks over the front. There is a downstairs Cloakroom.

The Kitchen is fitted with a wide range of floor and wall mounted units set to worktop and incorporate a sink unit and drainer, fitted dishwasher, space for a range cooker with extractor above and space for a large fridge freezer. The breakfast bar links the kitchen to the Breakfast Room and there is a separate Utility with space and plumbing for a washing machine, wall mounted gas fired boiler and door for side access.

Upstairs the Primary Bedroom has a range of fitted wardrobes and an En-Suite Bathroom with separate shower cubicle, Bedroom 2 & 3 also have En-suite Shower Rooms and Bedroom 4 & 5 are served by the Family Bathroom.

-  NO ONWARD CHAIN
-  POPULAR RESIDENTIAL SETTING
-  KITCHEN & UTILITY ROOM
-  INTEGRAL DOUBLE GARAGE
-  THREE EN SUITES & FAMILY BATHROOM
-  FIVE BEDROOM DETACHED FAMILY HOME
-  FOUR RECEPTION ROOMS
-  DOWNSTAIRS CLOAKROOM
-  DRIVEWAY PARKING
-  LARGE PRIVATE GARDEN



Total Approximate Floor Area
2519 Square feet
234 Square metres

					
x5	x4	x4	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

External

To the rear of the property, the private garden, with light and power, features a large level lawn with mature hedge grow and trees to the boundary. There is a wide patio across the rear of the house with side access leading to the front and utility room. There is a second seating area, a feature timber summerhouse and useful garden shed.

Location

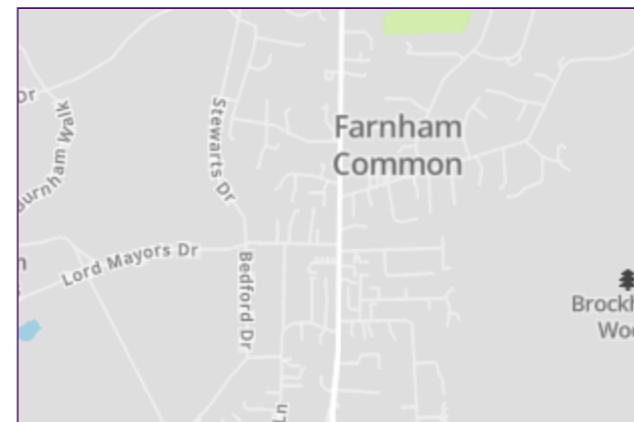
Farnham Common Village centre offers an excellent high street with Sainsbury's, Costa, Tesco plus a variety of local shops, amenities, pubs and places to eat. Larger shopping centres can be found in Windsor, High Wycombe (Eden centre) and Uxbridge (The Chimes). Farnham Common is excellent for access to Heathrow and the Elizabeth Line (crossrail at Slough or Burnham). Gerrards Cross and Beaconsfield are also close by, providing a train line direct to London Marylebone in 20 minutes via Chiltern Railways. M40 (J2) 2.5 miles, Gerrards Cross 3.6 miles, Beaconsfield 4.5 miles, Heathrow Airport 15.0 miles. All distances are approximate.

Schools

Buckinghamshire is renowned for its choice and standard of schooling. The county is one of the last to maintain the traditional grammar school system with Burnham Grammar School (for girls and boys) together with The Royal Grammar School and John Hampden in High Wycombe (for boys) and Beaconsfield High School (for girls). Independent preparatory schools include St Mary's, Godstowe, High March (for girls) Caldicott, Davenies (for boys) and Dair House (for boys and girls).

Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	80
(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	