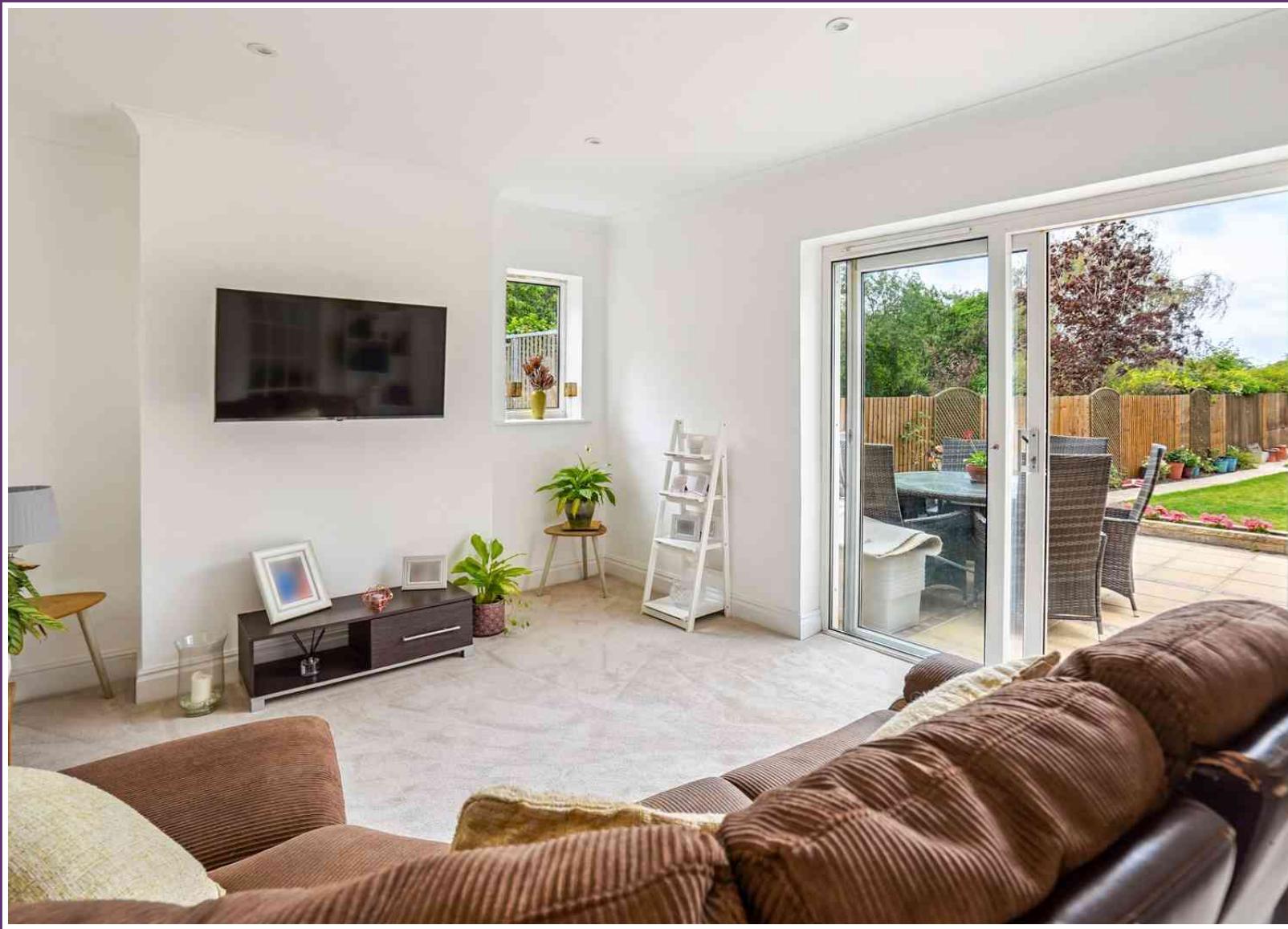




HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Mayflower Way, Farnham Common, Buckinghamshire. SL2 3UA.

£950,000 Freehold

FOUR DOUBLE BEDROOM, THREE RECEPTION ROOM, DETACHED HOUSE

WITH TWO BATHROOMS

OVER 1900 SQUARE FT OF ACCOMMODATION

ON A GENEROUS PLOT BACKING ONTO FARNHAM COMMON SPORTS CLUB

OFF STREET PARKING FOR MULTIPLE CARS

NO UPPER CHAIN

A property which has recently been totally re-modernised and comes to the market with no upper chain, perfect if you are looking for a property that you can move straight into and want a hassle free purchase.

Situated in ever popular Mayflower Way, this four double bedroom, three reception, two bathroom detached house comes to the market with ample space to extend (subject to the usual consents).

A real feature of the house is the stunning garden, which is an excellent size and backs onto Farnham Common Sports Fields.

Internally and on the ground floor, there is an inner hallway that gives you direct access to a 20'10 x 12'11 bay fronted sitting room, a 17'1 x 10'10 family room, a superb 21'4 x 16'11 contemporary styled kitchen/dining room, a cloakroom and a side aspect bedroom.

The sitting room has a bay window which overlooks the garden, and also gives you access to the family room.

The family room has a side aspect window plus patio doors leading to the garden. The kitchen/diner is double aspect as it overlooks the front and side.

Upstairs, the impressive master bedroom is some 15'8 x 10'10 and offers a lovely double aspect plus a wall of fitted wardrobes, while two further double bedrooms measure 11'11 x 9'3 and 11'11 x 9'11, with the latter also again having a superb double aspect. Completing the accommodation are a newly fitted family bathroom, plus an additional shower room.



Outside, the frontage provides ample parking in front of the handy store, while the rear garden is a great size, and mainly laid to lawn with a patio plus a has two sheds and a further store.

THE AREA

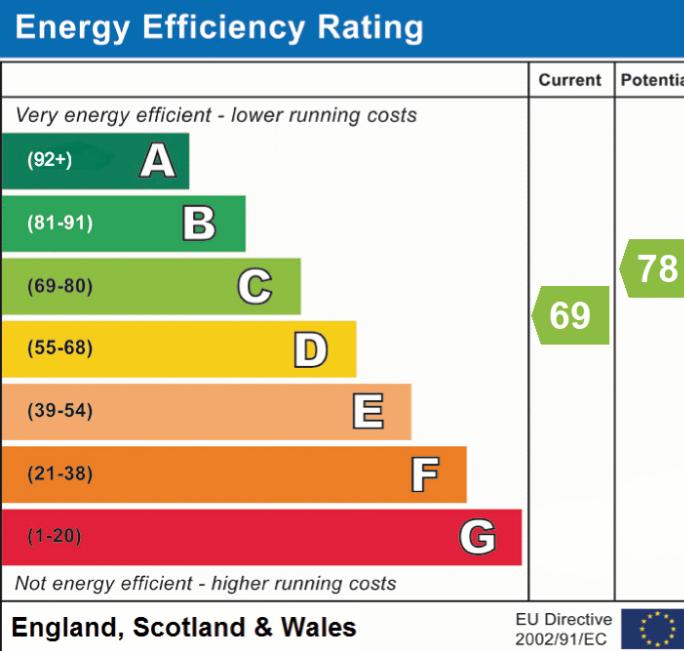
Situated in a sought after location within easy reach of Farnham Common where a selection of interesting shops and restaurants including Local Tesco's and Sainsbury's, Costa Coffee and the very popular La Cantina Del Vino Italian restaurant.

Farnham Common is ideally situated for numerous leisure facilities including the 500 acres of historic woodland at Bumham 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



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.



The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

77 Mayflower Way

Approximate Gross Internal Area

Ground Floor = 99.9 sq m / 1,075 sq ft

External Store = 3.1 sq m / 33 sq ft

Outbuildings = 17.1 sq m / 184 sq ft

Total = 1,928 sq ft

1

Location / Orientation)

Architectural drawing showing a building footprint with a central area labeled "Shed 3.00 x 2.69 9'10 x 8'10".

(Not Shown In Actual Location / Orientation)

6.36 x 3.94
20'10 x 12'11

Family Room
5.20 x 3.31
17'1 x 10'10

卷之三

DEC 30 2011
4.77 x 3.31
15'8" x 10'10"

E - TON

SPECIALIST IN PROPERTY

Kitchen / Dining Room
6.50 x 5.16
21'4 x 16'11

Architectural drawing of a rectangular room. The room has a central circular feature (likely a fireplace) and dimensions of 109' x 8'4" and 3.28' x 2.53'.

First Floor

Store

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.



; and compass bearings before making any decisions reliant upon