



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Heathfield, Collinswood Road, Farnham Common, Buckinghamshire. Offers in Excess of £975,000 Freehold

You must view this four bedroom detached home with potential to extend. (STPP)

As you head inside, you're greeted by a large entrance hall which the upstairs floor galleys over.

On the ground floor, there is a good size living area, formal dining area, study, conservatory with views over the garden and a kitchen with fitted appliances. The garage is integral and also accompanies a utility room.

Heading upstairs, the master bedroom has an ensuite shower room and fitted wardrobes. Bedroom two and three are doubles and have space for wardrobes. Bedroom four is a single bedroom with space for a wardrobe. A family bathroom completes the upstairs accommodation.

Two bedrooms are front facing, while two overlook the rear garden.

The attractive and well kept rear garden is mainly laid to lawn with a patio area.

#### 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. In 2022 Crossrail at nearby Burnham will provide 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. 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

#### 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.

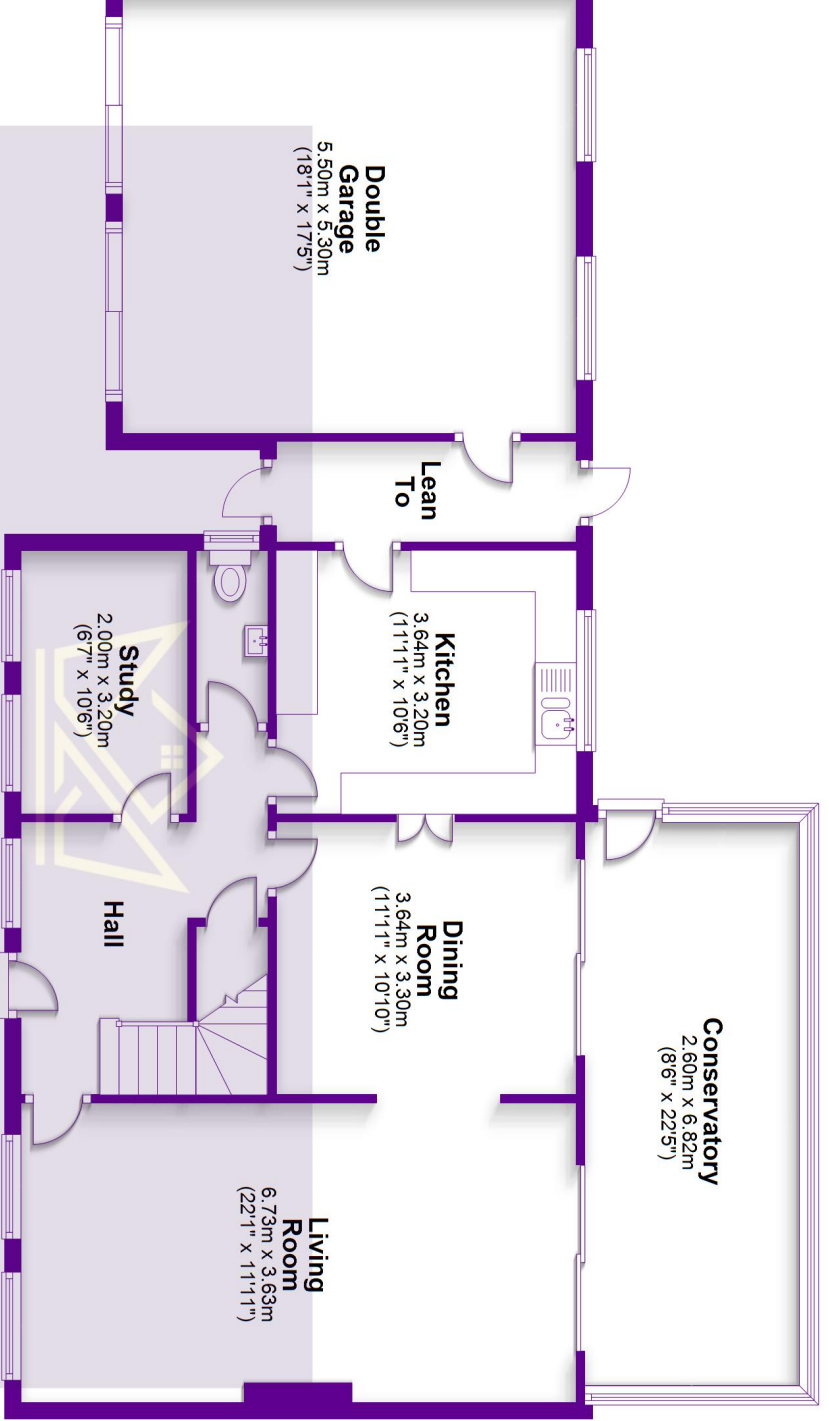


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## Ground Floor

Approx. 122.2 sq. metres (1315.1 sq. feet)

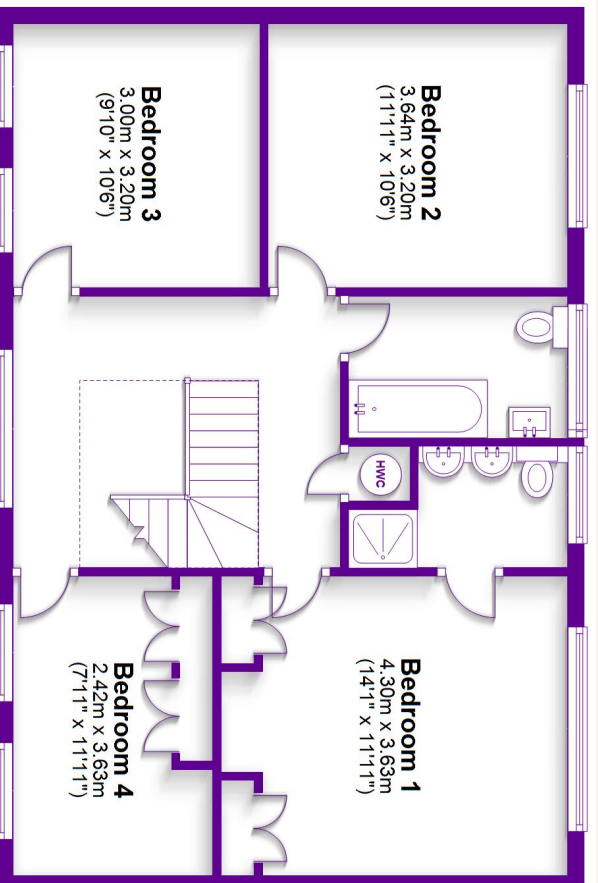


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### First Floor

Approx. 70.0 sq. metres (753.8 sq. feet)



Total area: approx. 192.2 sq. metres (2069.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only and should not be relied upon. Total area includes outbuildings and garages.  
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