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SPECIALISTS IN PROPERTY



Forge Drive, Farnham Common, Buckinghamshire. SL2 3NG.

Offers in Excess of £550,000 Freehold



A chance to purchase this excellent sized three bedroom mid terraced family home situated within most sought after Forge Drive in Farnham Common.

Spacious accommodation sits at 1341 square ft, and Forge Drive is especially popular due to it being only a short walk to both The Broadway with its many amenities, and also the beautiful Burnham Beeches and its 500 acres of woodland.

Internally and on the ground floor, you have a 21'5 x 15' living/dining room that has large patio doors opening out to the garden, plus a rear window, therefore giving this great space a light and airy feel. There is also a front aspect modern fitted kitchen, a cloakroom, plus access to the 19'2 x 7'10 integral garage from the hallway.

Upstairs, is a 13'3 x 10'8 master bedroom which has built in wardrobes, as does the 12'5 x 10'5 bedroom two. Bedroom three is an excellent size at 10'11 x 8'2, while a family bathroom completes the accommodation.

Outside and to the front is a block paved drive which provides off street parking in front of the garage, while to the rear is a pretty garden that has a patio, lawn and an 13'9 x 11'7 summerhouse.

#### THE AREA



The property is within walking distance to the local Infant and Junior schools and in catchment for excellent grammar, independent and state secondary schools.

Burnham Beeches offers stunning woodland walks that are ideal for young families and outdoor enthusiasts. The Broadway's many amenities include Costa Coffee, Sainsbury, Tesco and a wide selection of restaurants are all easy to reach.

Farnham Common is well served by road and rail links with larger neighbouring towns of Beaconsfield and Gerrard's Cross providing direct rail access into London Marylebone in around 20 minutes.

The motorway network of the M40, M25 and M4 are in easy reach, as well as Heathrow Airport.



#### **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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# 30 Forge Drive

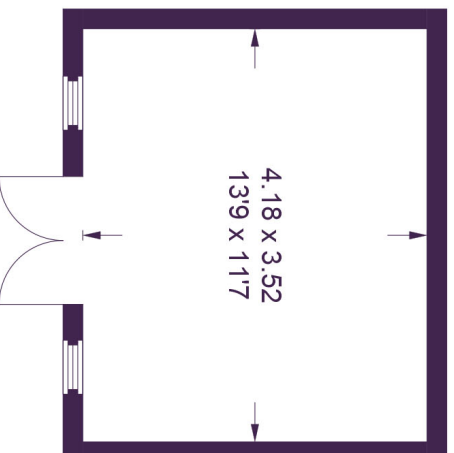
Approximate Gross Internal Area (Including Garage)

Ground Floor = 62.1 sq m / 668 sq ft

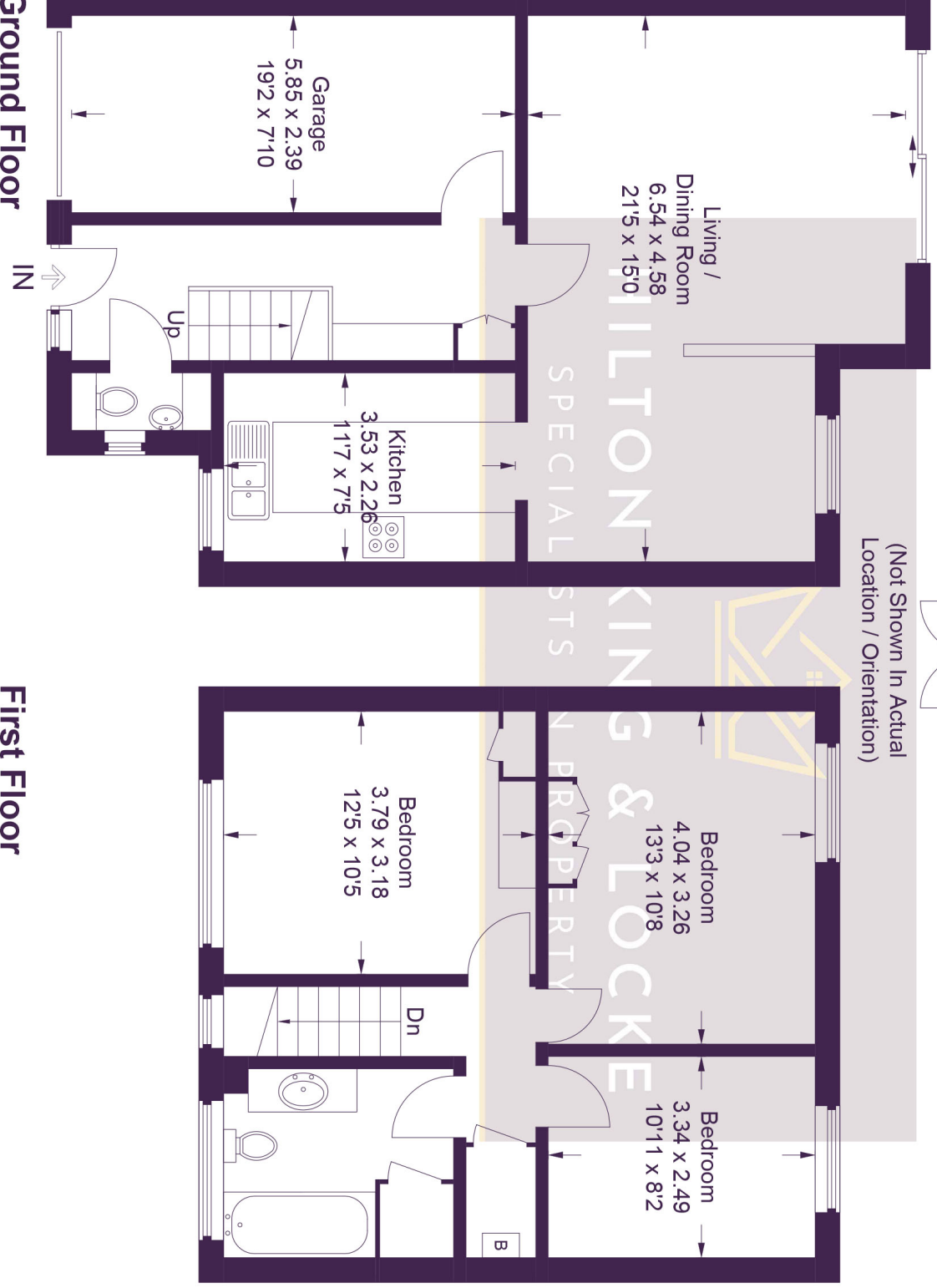
First Floor = 47.9 sq m / 515 sq ft

Outbuilding = 14.7 sq m / 158 sq ft

Total = 124.7 sq m / 1,341 sq ft



(Not Shown In Actual  
Location / Orientation)



Ground Floor

First 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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