



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



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

£1,250,000 Freehold

A five bedroom, three bathroom, four reception detached house located in ever popular Mayflower Way in Farnham Common and with accommodation of over 2700 square ft. Farnham Common Junior School is just a few minutes walk away.

This excellent property benefits from a very generous plot, with gardens to the rear and side alongside a spacious frontage. Therefore, there is an abundance of potential to further extend (subject to the usual consents).

Internally and on the ground floor is a 21' x 14'8" sitting room with views and french doors opening out to the rear garden, a 18' x 12' dining room, a utility, front aspect kitchen, study, and a twin aspect office which leads into the impressive and integral 28'4" x 18'9" double garage. A cloakroom completes the ground floor.

Upstairs are five well proportioned bedrooms, three of which face the rear and offer views over the garden. The master bedroom has its own ensuite and a dressing area, with the second bedroom also benefiting from an ensuite. There is also a family bathroom with a panel bath plus an additional shower cubicle.

The especially spacious frontage offers parking for multiple vehicles in front of the garage, while the sunny rear garden has a large patio, generous lawn with shrub borders and two garden sheds. There is also a pergola with roses over and a seating area beyond.

The patio extends around to the right hand side of the house with a water butt, and a side garden with raised beds and a greenhouse.

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 Burnham 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

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 www.buckscc.gov.uk.



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.

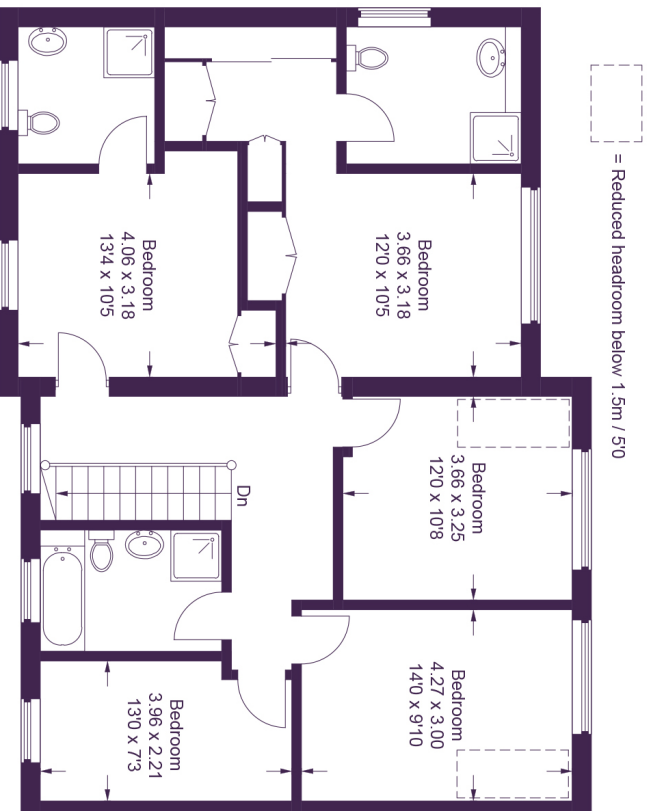


The Broadway
Farnham Common Buckinghamshire SL2 3QH

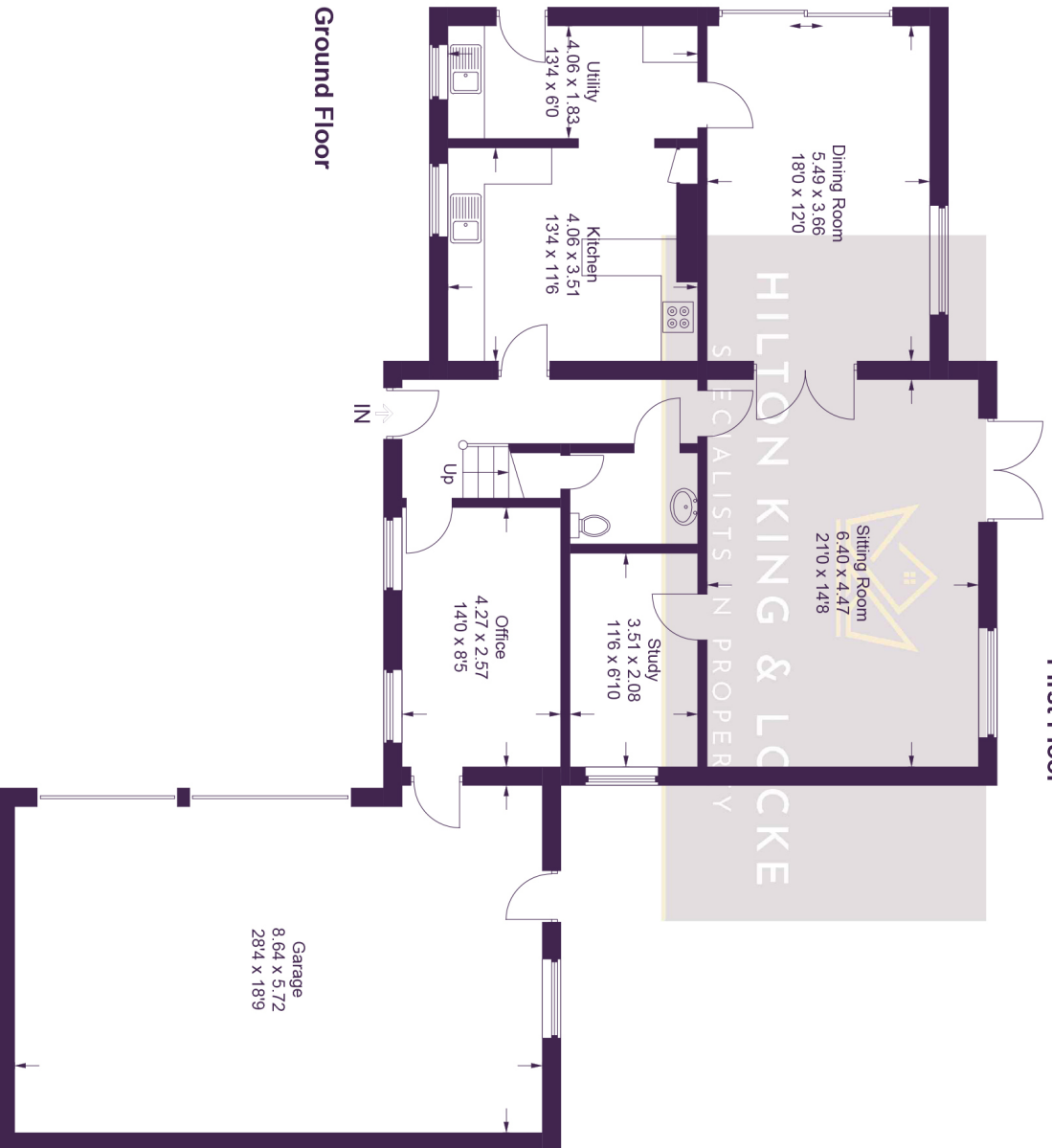
Tel: 01753 643555
fc@hklhome.co.uk

31 Mayflower Way

Approximate Gross Internal Area
251.6 sq m / 2,708 sq ft



First Floor



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.