

This three bedroom terraced house is situated on a quiet and desirable cul-de-sac within walking distance to Burnham Beeches and Farnham Common High Street. The property is offered to the market as well presented and with the potential to extend into the loft (STP).

The ground floor features a 12ft lounge, an 11ft fitted kitchen/diner and a rear porch facing onto the garden.

To the first floor there are three bedrooms and a three piece shower room. The property benefits from a recently installed Bosch Worcester boiler (January 2024) with seven years warranty.









Externally the rear garden is low maintenance and the property is located less than one mile away for a number of good schools. There is residential parking (off road) on a 'first come, first serve' basis.

This home is an excellent first time purchase and/or investment buy





## Property Information

-  THREE BEDROOM TERRACED HOUSE
-  NEARBY TO HIGH STREET/BURNHAM BEECHES
-  11FT FITTED KITCHEN/DINER
-  LOW MAINTENANCE GARDEN
-  QUIET CUL-DE-SAC
-  12FT LOUNGE
-  RECENTLY INSTALLED 'WORCESTER' BOILER (2024)
-  POTENTIAL TO EXTEND INTO LOFT (STP)

					
<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>0</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

### Location

Farnham Royal and Farnham Common are 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 provides commuters with easy access across central London to Canary Wharf. The property is within easy reach of The Broadway in Farnham Common with its local amenities which include Tesco, Sainsbury and Costa. The M40/M25 and M4 are also all within easy reach.

Buckinghamshire and the Farnham Common area is 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, the area also has its own excellent Infant and Junior Schools which are both walking distance to the property.

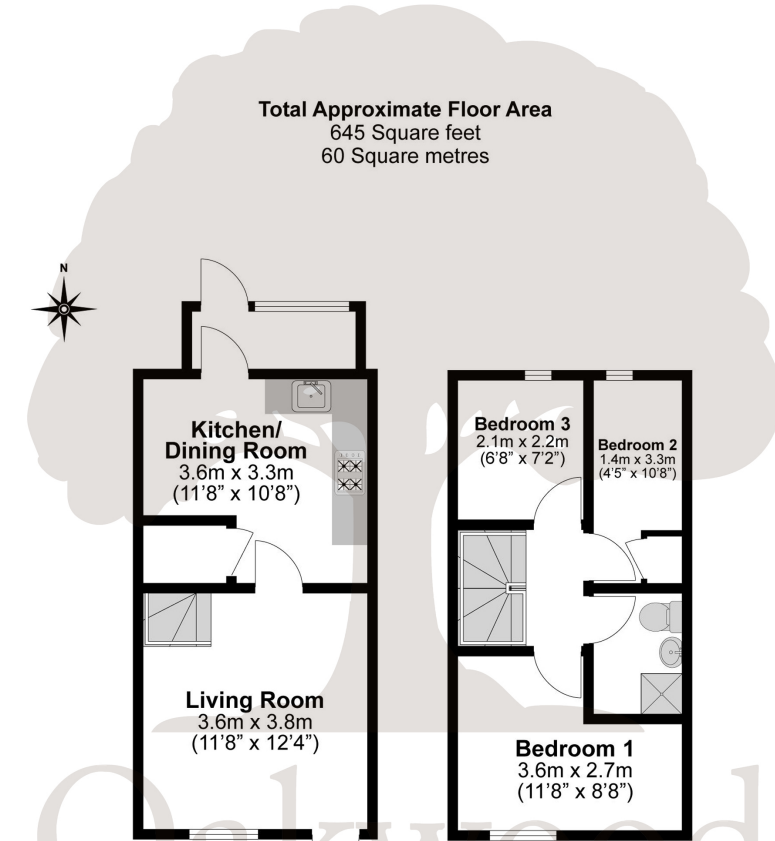
### Additional Features

The property includes a new 'Worcester Bosch' combi boiler (installed 29th January 2024) which comes with a 7 year guarantee.

### Council Tax

Band D

## Floor Plan



**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.

