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Cranwells Lane, Farnham Common, Buckinghamshire. SL2 3GW.

Offers in Excess of £800,000 Freehold

Situated in sought after Cranwell's Lane, a quiet, modern no through road, is this extremely spacious 2102 square ft three storey town house.

This is a property that really must be viewed internally, as it offers lots of space for a large family to enjoy, coupled with many impressive light and airy double aspect rooms. From the high quality bathrooms, to the kitchen with granite work surfaces and integrated appliances, this really is a great purchase.

Cranwells Lane is a popular and quiet no through road situated within striking distance of the beautiful Burnham Beeches and it's 500 acres of woodland, and is also close to The Broadway with it's many shops and amenities which include Costa, Sainsbury and Tesco.

Internally and on the ground floor are the 15'8 x 15'7 sitting room which has a window to the front, plus bi fold doors leading out to the garden. across the hall, is a superb double aspect 19'10 x 13'7 kitchen/dining room that features two lovely bay windows and ample eye and base kitchen units. From here, you also have direct access to the integral 19'3 x 9'5 garage, which lends itself to be potentially converted into living space (subject to the usual consents). Completing this floor is a cloakroom.

On the first floor are three excellent sized double bedrooms and two bathrooms. Bedroom one is some 16' x 15'8, has a twin aspect and a large ensuite bathroom with additional shower, plus there are fitted wardrobes. Bedroom two measures 16'2 x 11'4, again has a twin aspect and an ensuite, while bedroom three is a decent 11'11 x 10'4.

On the top floor is a super impressive guest bedroom/suite that



is 21'1 x 17'4, having an ensuite shower plus excellent eaves storage.

Outside and into the rear south facing garden is a patio, a lawn with shrub/hedged borders, plus a covered seated/entertaining space, that is ideal to enjoy during those long summer days and evenings.

#### 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.

Crossrail at nearby Burnham 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.

#### 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](http://www.buckscc.gov.uk)



#### Important Notice

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The Broadway  
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555  
[fc@hklhome.co.uk](mailto:fc@hklhome.co.uk)

# 9 Cranwells Lane



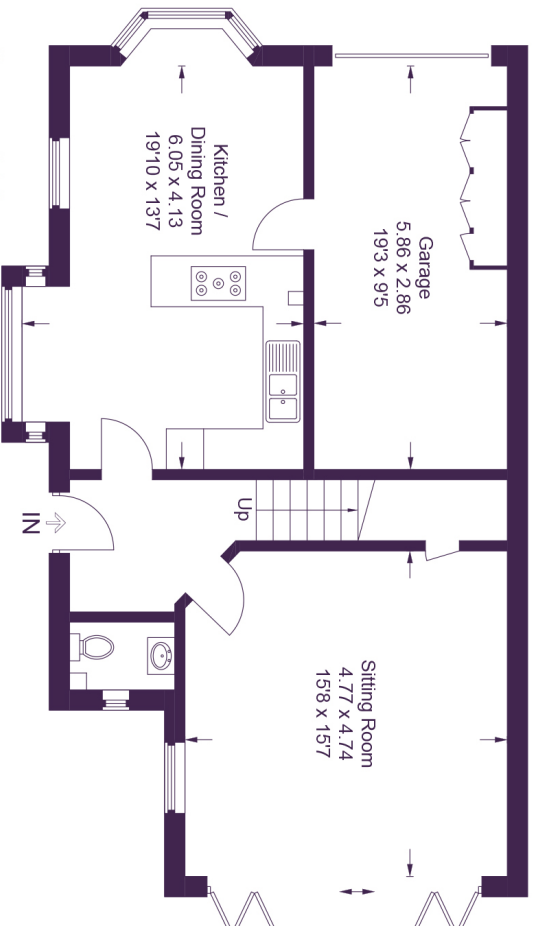
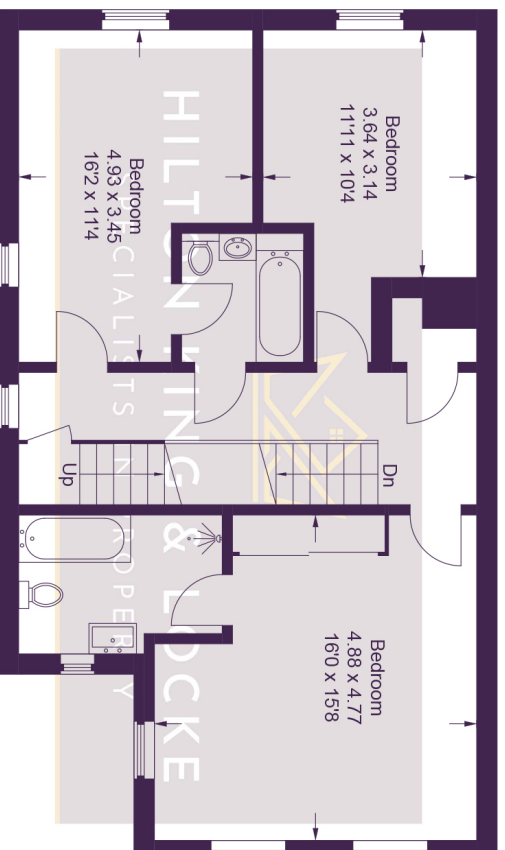
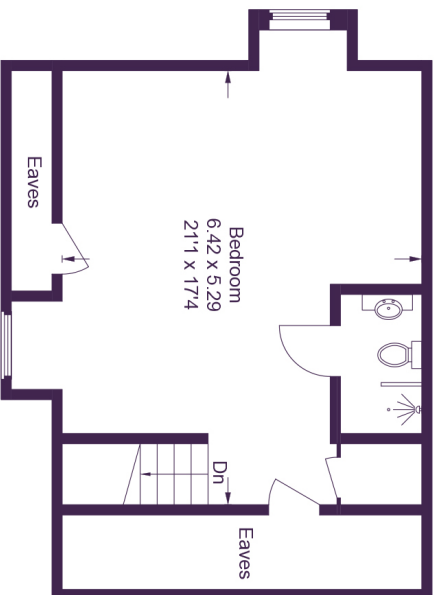
Approximate Gross Internal Area (Including Garage)

Ground Floor = 75.4 sq m / 811 sq ft

First Floor = 75.2 sq m / 809 sq ft

Second Floor = 44.8 sq m / 482 sq ft

Total = 195.4 sq m / 2,102 sq ft



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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