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SPECIALISTS IN PROPERTY



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

Offers in Excess of £600,000 Freehold



A modern, bright and airy three bedroom semi situated in sought after Cranwell's Lane, which is a quiet, modern, no through road.

Cranwells Lane is a popular development 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. Farnham Common Infant & Junior Schools are also close by.

Accommodation on the ground floor includes a rear aspect 15'1 x 14'7 living/dining room that features Oak wooden flooring and also overlooks the garden, which in turn can be accessed directly via a set of french doors. There is also a front aspect kitchen, with beechwood coloured eye and base level units, plus built in hob and oven. Completing this floor is a handy downstairs WC.

Moving upstairs, the master bedroom measures 13'5 x 8'4 and faces the rear, the second bedroom is 11'11 x 8'4 and offers a front aspect, plus built in wardrobes, while bedroom three is 9' x 6'6, overlooks the garden and also has wardrobes. A modern, contemporary styled bathroom completes the accommodation.

Outside, there is allocated parking to the front, and to the rear is a stunning garden that has been designed to keep maintenance to a minimum, while also offering a great place to sit and relax in. The garden has built in flower beds, fencing to the sides with a side access gate, plus at the rear is a 96 square ft outbuilding/storage area that has light and power.



## 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

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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# 28 Cranwells Lane

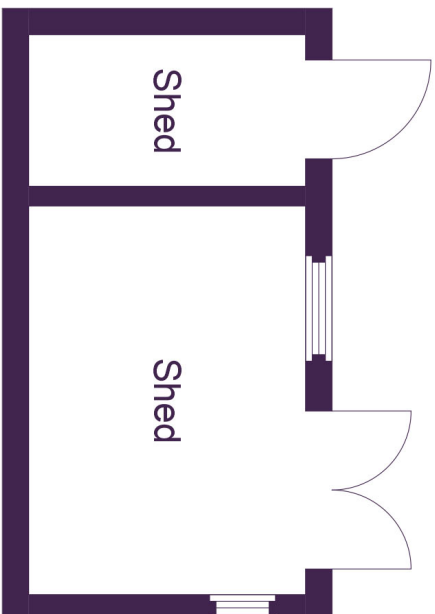
Approximate Gross Internal Area

Ground Floor = 37.5 sq m / 404 sq ft

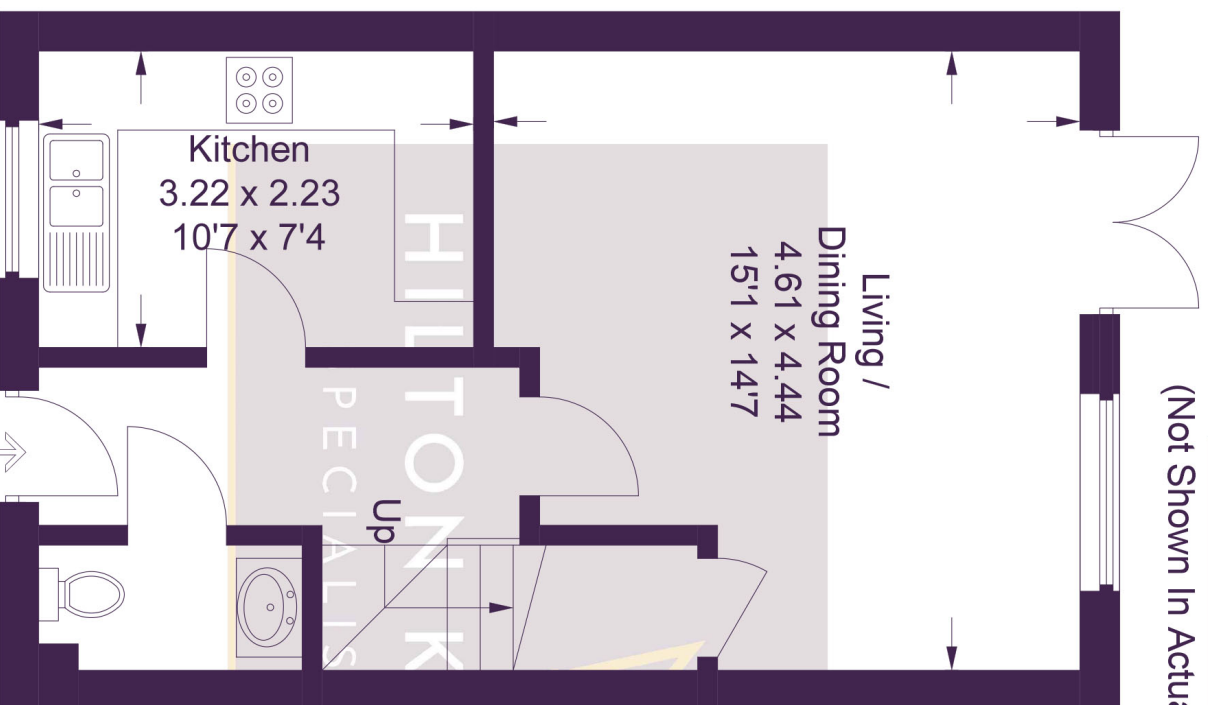
First Floor = 37.1 sq m / 399 sq ft

Shed = 8.9 sq m / 96 sq ft

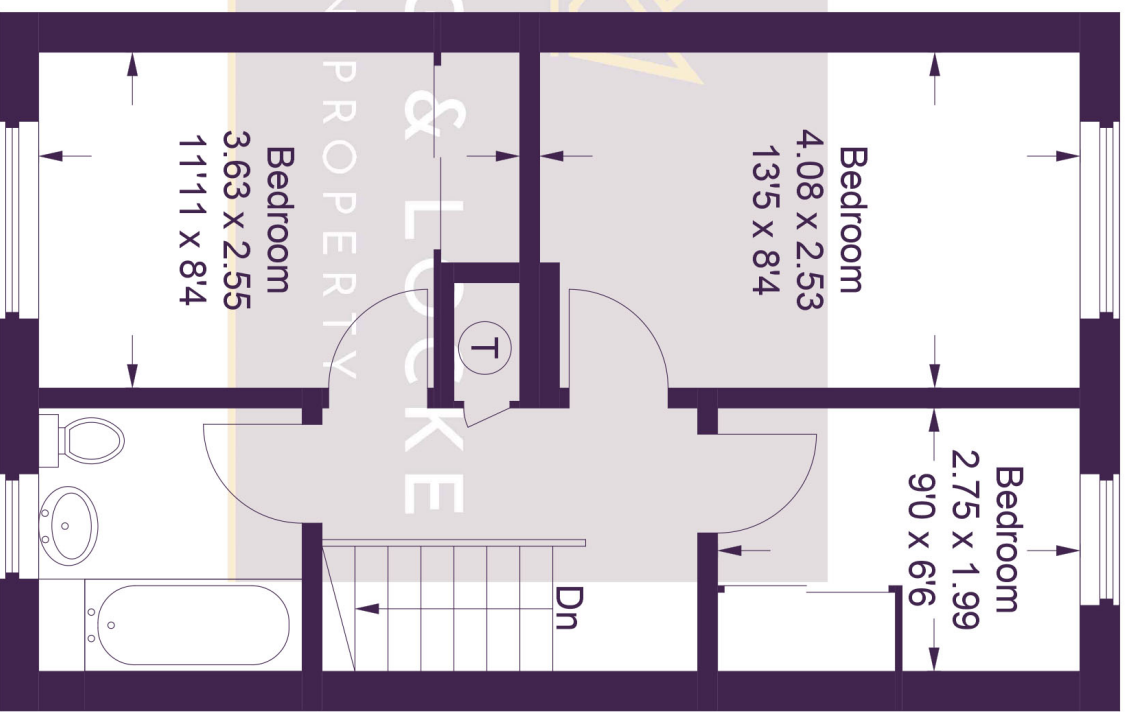
Total = 83.5 sq m / 899 sq ft



(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.