



This five bedroom detached family home is situated on a 0.23 acre plot and comes onto the market as superbly presented offering flexible and spacious living accommodation. The property stretches to approximately 3077 sqft and is well positioned for access to Burnham Rail Station (Queen Elizabeth Line) whilst being located across from open fields/countryside.

The ground floor features a stunning 34ft granite fitted kitchen/living/dining area with bi-fold doors onto the rear garden and underfloor heating. There is also a 19ft bay fronted sitting room with an electric fireplace (and flame effect); an 18ft cinema room; a study/bedroom five; a four piece bathroom; a utility room and entrance hall. The majority of the ground floor benefits from underfloor heating.

To the first floor there are four well-proportioned bedrooms - with bedrooms one and two benefiting from fitted wardrobes and eaves storage - in addition to a three piece bathroom.

Externally, the south-west facing rear garden is mainly laid to lawn and well enclosed via tall trees to the sides and rear. The garden incorporates a 19ft outbuilding (fitted with electrics) which can be adapted for use as a home office, gym or playroom.

To the front of the property there is off street parking for two cars and access to the garage/store room.

This property is an ideal family purchase due to its generous size and flexible accommodation. The surrounding area provides excellent schooling for children of all ages and the property is well placed for the M4 at Slough and the M40 junction 2 at Beaconsfield Old Town. Beaconsfield mainline station offers a direct route into Marylebone, London.

-  FIVE BEDROOM DETACHED FAMILY HOME
-  APPROX. 3077 SQFT
-  34FT GRANITE KITCHEN/LIVING AREA WITH BI-FOLDS
-  18FT CINEMA ROOM
-  SOUTH-FACING GARDEN BACKS ONTO NATURE RESERVE
-  PARKING FOR 2 CARS
-  0.23 ACRE PLOT
-  SUPERBLY PRESENTED
-  19FT SITTING ROOM
-  2 BATHROOMS
-  19FT OUTBUILDING (OFFICE/GYM)

					
x5	x3	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

External

The south-west facing rear garden is mainly laid to lawn and well enclosed via tall trees to the sides and rear. The garden incorporates a 19ft outbuilding (fitted with electrics) which can be adapted for use as a home office, gym or playroom. To the front of the house there is off street parking for two cars and access to the garage/store room.

Location

Farnham Royal and Farnham Common offer good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 7) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

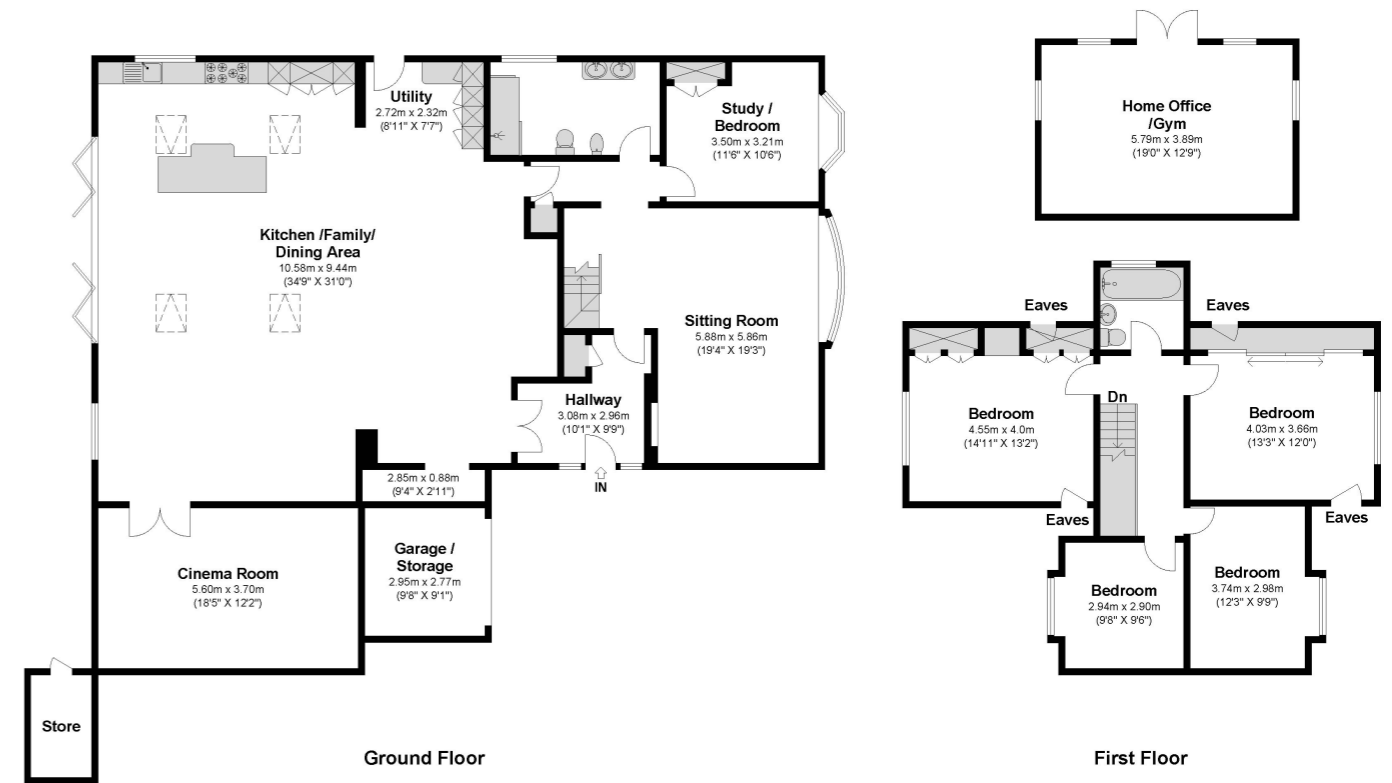
Burnham High Street. 1.8 miles
 Farnham High Street. 1.3 miles

Burnham Station. 1.5 miles
 Slough Station. 2.1 miles

Council Tax
 Band G



Farnham Lane
 Approximate Floor Area
 2711.10 Square feet 251.87 Square metres (Excluding Garage & Outbuilding)
 Garage Area 87.94 Square feet 8.17 Square metres
 Outbuilding Area 278.03 Square feet 25.83 Square metres
 Total Area 3077.07 Square feet 285.87 Square metres (Including Garage & Outbuilding)



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.

