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SPECIALISTS IN PROPERTY



Lynton, Beeches Road, Farnham Common, Buckinghamshire. SL2 3PR.

£800,000 Freehold

**\*\*NO ONWARD CHAIN\*\*POTENTIAL EXTENSION (STPP)\*\***

Introducing this charming and spacious 4-bedroom chalet bungalow, located in a peaceful neighbourhood, just a stones throw away from Burnham Beeches. This beautiful home offers impressive features throughout. Situated on a large plot with a huge driveway and a double garage, this home provides both convenience and comfort. The driveway extends from the front of the house all the way to the rear garden, ensuring ample parking space and easy access to the garden, which is a great size and not overlooked, offering a private outdoor retreat. The rear garden has been completely refurbished this year, with the addition of artificial grass to provide a low-maintenance, year-round green space perfect for families, entertaining, or relaxing in privacy.

The kitchen has been tastefully refurbished, featuring a modern tiled floor and a range of high-quality fitted appliances, including a washing machine, oven, microwave, fridge freezer, and a state-of-the-art induction hob. Just off the kitchen, you'll find a dining room that's ideal for hosting, while a large, versatile study adds flexibility to the home. This study, can easily double as a sitting room or even an extra bedroom. For larger gatherings or quiet evenings in, the spacious living room boasts large windows and double doors looking over the garden, allowing natural light to flood the space and create a warm, welcoming atmosphere.

The ground floor also includes a bedroom with fitted wardrobes overlooking the front of the home. A shower room completes the downstairs layout, offering added convenience.

Upstairs, there are three additional bright and spacious double bedrooms, each with fitted wardrobes. The clever use of skylights allows an abundance of natural light to filter in, making the upper level feel bright and airy. A well-appointed family bathroom, complete with both bath and shower facilities, serves the upstairs bedrooms.



This beautiful bungalow is the perfect blend of comfort, modern living, and generous outdoor space, offering a truly special opportunity for those seeking a home with ample room, privacy, and contemporary features.

### THE AREA

The sought after Farnham Common Village borders the ancient woodland of Burnham Beeches, a 530 acre National Nature Reserve. The Village provides a good selection of shops and restaurants including a Sainsburys and Tesco Express, a Costa Coffee, Post Office, Library and a Sports Club and close proximity to the M40/M4/M25 motorways gives easy access to the motorway network, and the Chiltern Line offers main line access to London Marylebone via Gerrards Cross or Beaconsfield.

The property is located right in the heart of the village. Cross rail is linked with nearby Burnham & Slough Stations and the property is located around 3 miles from both.

The area is well served by highly regarded state schools. For the latest



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

#### 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

# Lynton, Beeches Road

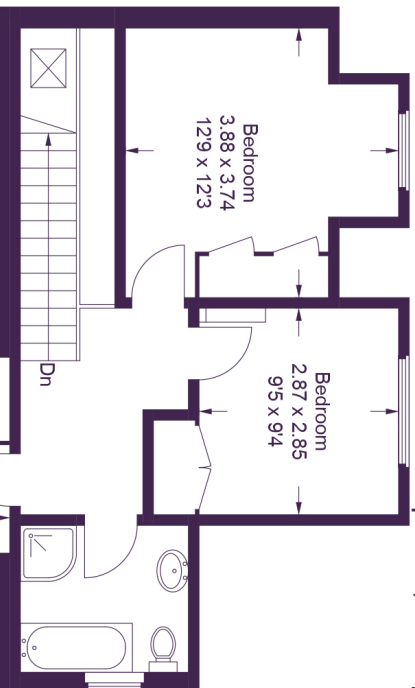
Approximate Gross Internal Area

Ground Floor = 91.2 sq m / 982 sq ft

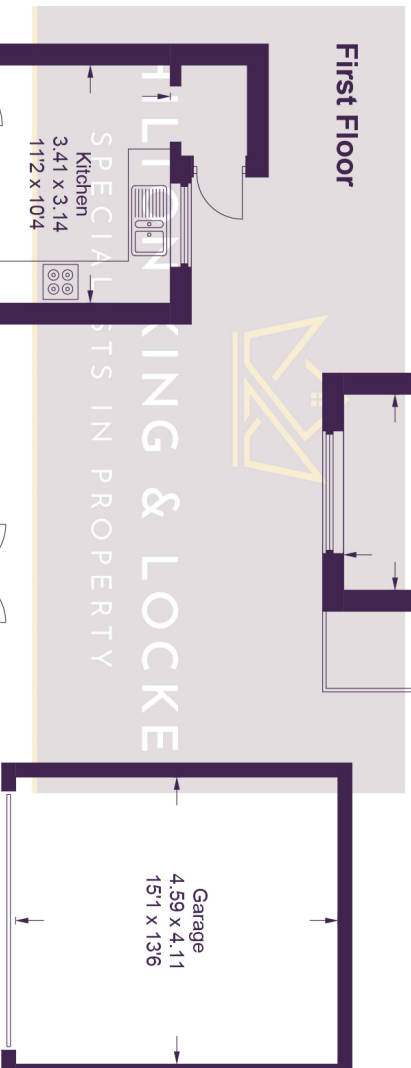
First Floor = 51.2 sq m / 551 sq ft

Garage = 18.9 sq m / 203 sq ft

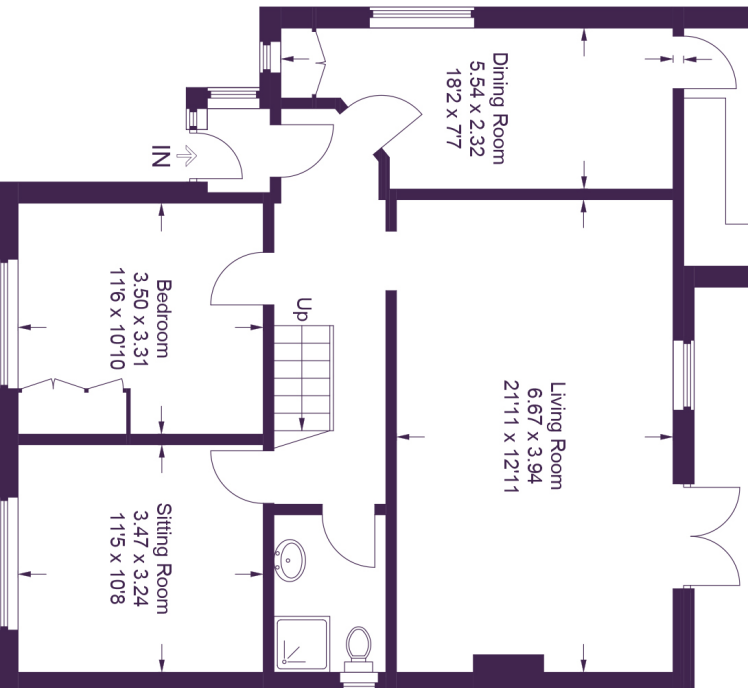
Total = 161.3 sq m / 1,736 sq ft



## 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.

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