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Scott Close, Farnham Common, Buckinghamshire. SL2 3HT.

£1,200,000 Freehold

A stunning four bedroom, three reception, two bathroom detached family home located in a small cul-de sac location within walking distance to all of Farnham Commons amenities, including both the Infant and Junior Schools, Burnham Beeches, Costa, Sainsbury and a Tesco.

This property offers a light and airy feel throughout, and has been extended on the ground floor at the side which provides excellent accommodation of over 2000 square ft. There is also space for a first floor extension above the existing, plus there is space to extend on the other side too (subject to the usual consents).

Ground floor accommodation includes a 30' x 12'5 double aspect sitting room which has french doors leading out to the garden, an 18'9 x 10'7 twin aspect kitchen that offers ample contemporary styled units and space for a range cooker, a dining room, front aspect study, and a cloakroom.

Upstairs are four good sized and well proportioned bedrooms. Bedroom one measures some 18'3 x 11'9, has its own ensuite bathroom plus lots of fitted wardrobes, bedroom two is an impressive 16' x 11'2, bedroom three 11'10 x 11'2 and bedroom four 10'11 x 8'7. Completing the accommodation is a modern family bathroom that has both a shower cubicle and panel bath.

Outside and to the front, there is a large, wall enclosed, block paved driveway which provides parking for multiple vehicles, and to the rear the garden is well kept and fairly low maintenance, with it having patios at both ends, a lawn with flower and shrub borders, and a garden shed.

SITUATION



Located right in the heart of the village - a short walk to both Burnham Beeches and The Broadway with its many shops and amenities. Locally you can find Costa Coffee, Sainsbury, Tesco and an array of local shops and places to eat.

The property is located around 3 miles from either Burnham or Slough Stations.

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.



Important Notice

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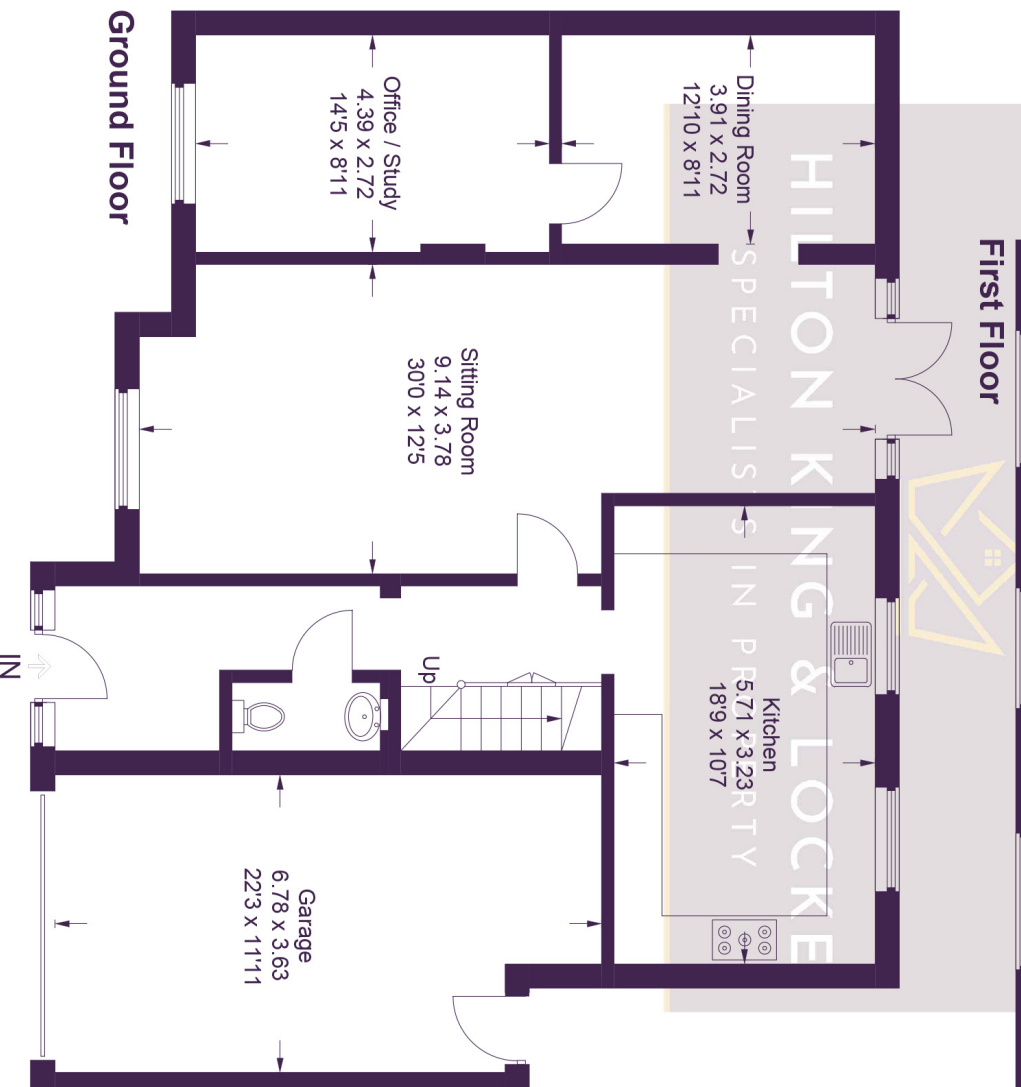
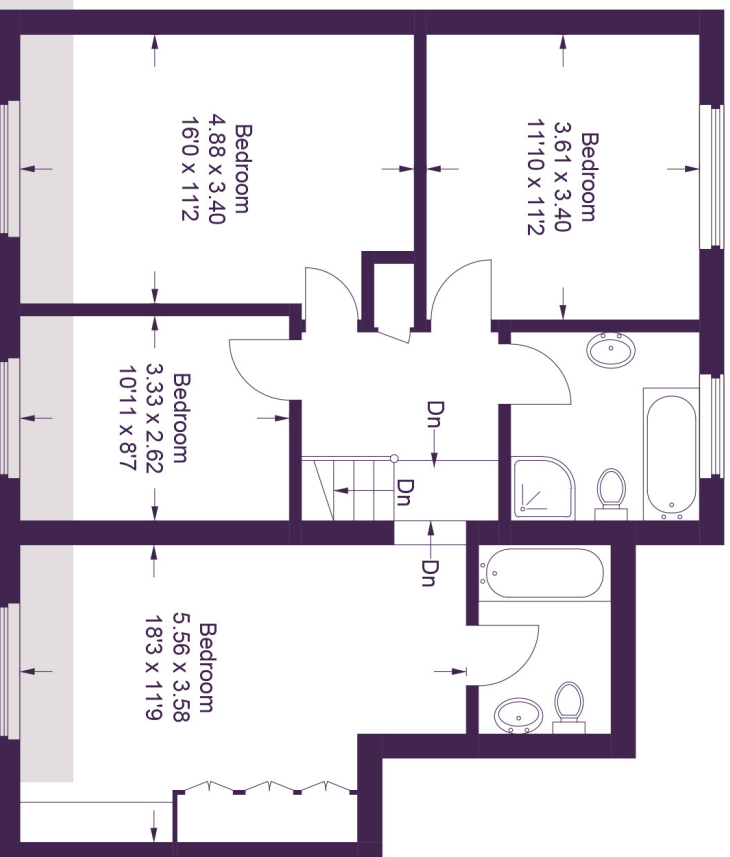
The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

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Approximate Gross Internal Area
Ground Floor = 89.9 sq m / 968 sq ft
First Floor = 76.3 sq m / 821 sq ft
Garage = 23.7 sq m / 255 sq ft
Total = 189.9 sq m / 2,044 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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