



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



9 Colinswood House, Collinswood Road, Farnham Common, Buckinghamshire. SL2 3LN.

£475,000 Leasehold

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from

A stunning three bedroom bungalow set within the prestigious Colinswood House development with beautiful, secluded and mature communal grounds of over seven acres.

The property is situated to the North of Farnham Common, yet is still walking distance to Burnham Beeches with its 500 acres of woodland, and its many amenities including local shops, Tesco, Sainsbury and Costa Coffee.

Internal accommodation is nearly 1000 square ft and includes a 14'11" by 17'4" living/dining area. The kitchen has eye level units with fitted appliances and looks over the beautiful grounds. There is also a cloakroom, a bathroom, three excellent sized bedrooms and one ensuite.



The master bedroom is 15'4 x 9'7" and offers an array of fitted wardrobes plus an ensuite, bedroom two and three are good sizes with fitted wardrobes and look over the grounds.

Other benefits include, allocated residents parking, double garage, visitor spaces, loft space, a small patio that is surrounded by the delightful, mature grounds offers seclusion and privacy, which are mainly laid to lawn with extensive shrubs and wooded areas.

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. In 2022 Crossrail at nearby Burnham will provide 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

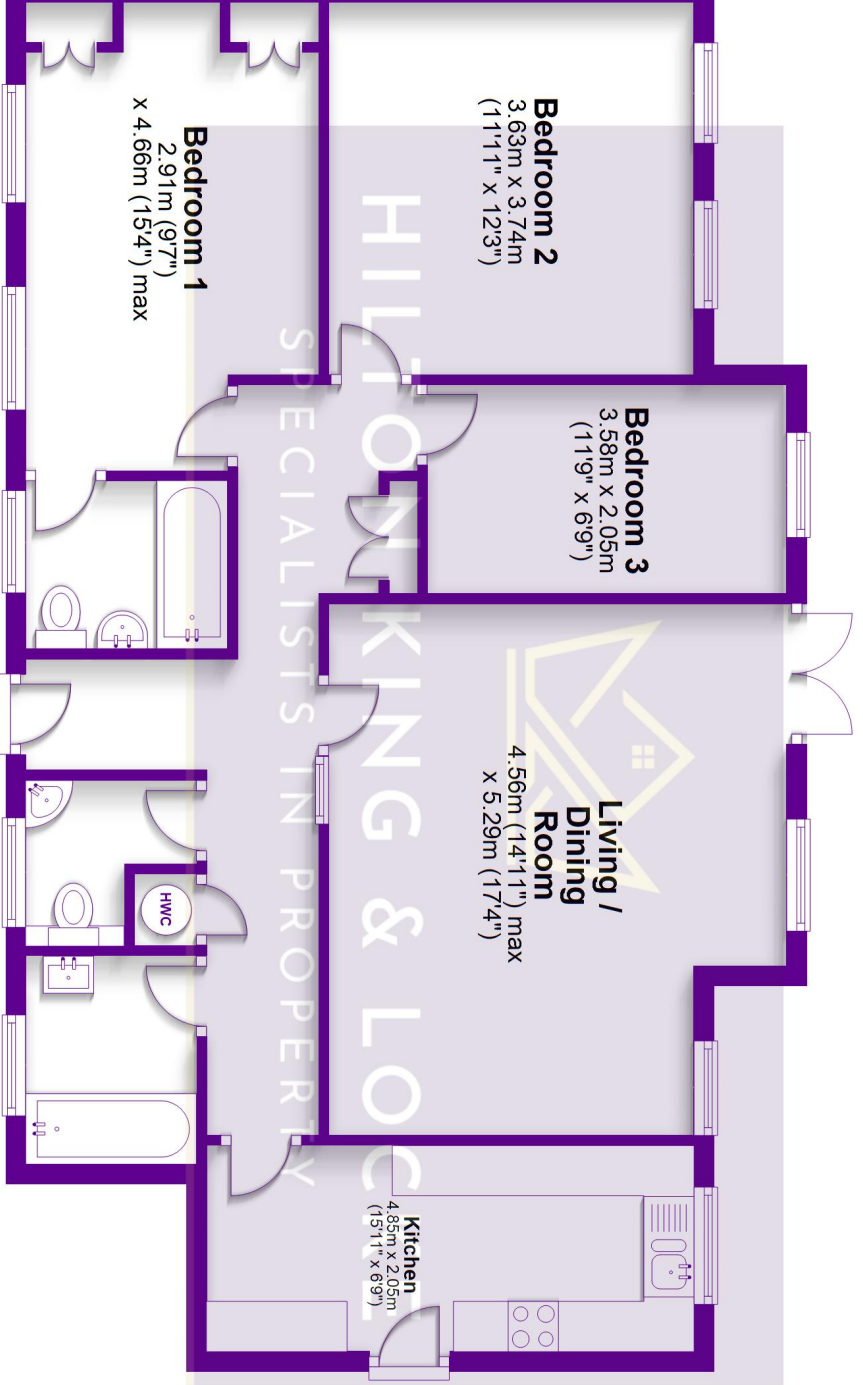


The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

Ground Floor

Approx. 91.3 sq. metres (982.5 sq. feet)



Total area: approx. 91.3 sq. metres (982.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages & outbuildings.
© My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.