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8 Golden Oak Close, Farnham Common, Buckinghamshire. SL2 3SY.

£495,000

Situated in the very heart of Farnham Common, this delightful three-bedroom home offers a fantastic opportunity for first-time buyers, investors, or those looking to move closer to this sought-after village.

The ground floor features a spacious 12'11 x 10'4 living room, perfect for relaxing or entertaining. Adjoining this is a 10'9 x 8'11 dining room, ideal for family meals or hosting guests.

This property features a 8'11 x 8'10 conservatory extension, currently being used as a snug, but also ideal as a children's playroom or a tranquil garden room. The well-appointed kitchen flows seamlessly through to a second conservatory, which is currently being utilised as a utility area—adding both practicality and additional living space.

Upstairs, the property offers three well-proportioned bedrooms, including a 13'1 x 10'0 master bedroom, along with a clean and fresh family bathroom, providing comfortable and functional accommodation for families or sharers alike.

To the rear of the property, just a short walk from



the house is a garage provides secure parking or additional storage—an added bonus in such a central location. With its excellent layout, versatile living spaces, and prime position close to all the amenities and green spaces of Farnham Common, this home is a must-see

AREA: Farnham Common is a highly desirable location, offering the perfect blend of countryside charm and modern convenience. Just moments from the property there is a Sainsburys, Tesco, Costa Coffee and other amenities nearby, also just a stones throw away from the property lies the stunning Burnham Beeches National Nature Reserve—a vast ancient woodland ideal for scenic walks, bike rides, and family outings. The village itself boasts a range of local shops, cafes, pubs, and highly regarded schools, while excellent transport links provide easy access to nearby towns such as Beaconsfield, Gerrards Cross, and Slough, with fast rail connections into London, Via the Elizabeth Line.

Please take a look at the brochure for dimensions that are provided on the floorplan.



**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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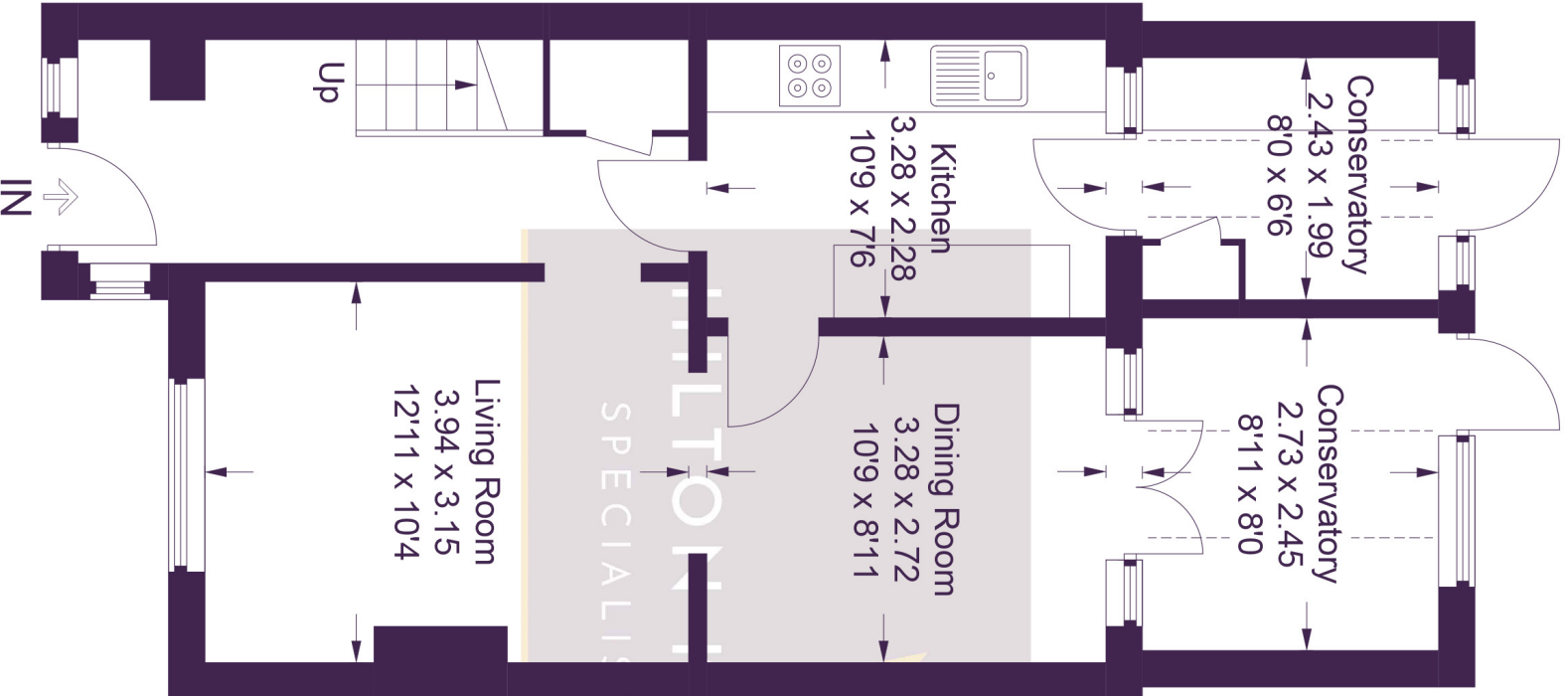
# 8 Golden Oak Close

Approximate Gross Internal Area

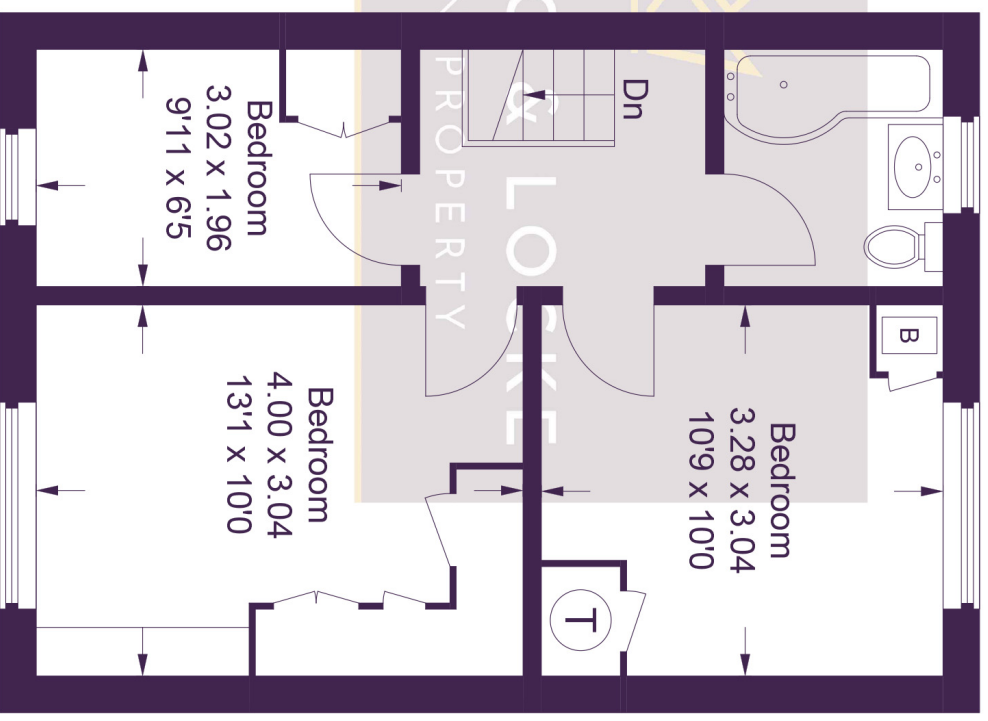
Ground Floor = 54.2 sq m / 583 sq ft

First Floor = 38.4 sq m / 413 sq ft

Total = 92.6 sq m / 996 sq ft



## 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.

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