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SPECIALISTS IN PROPERTY



40 Ingleglen, Farnham Common, Buckinghamshire. SL2 3QB.

Offers in Excess of £500,000 Freehold

A vacant and well presented, excellent sized three bedroom family home located in ever popular Ingleglen, Farnham Common. Excellent accommodation sits at over 1100 square ft.

Ingleglen is a delightful cul-de-sac off the Beaconsfield Road, and this property is a short walk to the local Infant and Junior Schools, Costa Coffee, Sainsbury, Tesco and places to eat. Ingleglen residents also have their own private access to the beautiful Burnham Beeches at the far corner of the development.

There is no upper chain involved, meaning this could be an ideal purchase if you are looking for a hassle free and speedy purchase. The property is currently Leasehold, with it being some 937 years in length, although there is usually an option to purchase the Freehold for a very good price.

Internal accommodation includes a double aspect 23'10 x 12'9 living/dining room, a 16'4 x 8'10 fitted kitchen, and great sized bedrooms, with bedroom one an impressive 14'3 x 12'11, bedroom two 10'11 x 9'6 and three 9'10 x 8'8. A family bathroom completes the accommodation.

Outside, is a lovely, mature garden that is mainly laid to lawn, has a patio, along with well stocked flower beds. There is also a gated rear access, two brick storage area and an 18'10 x 7'11 garage which is situated in a block to the rear.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(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.



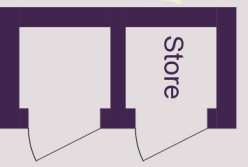
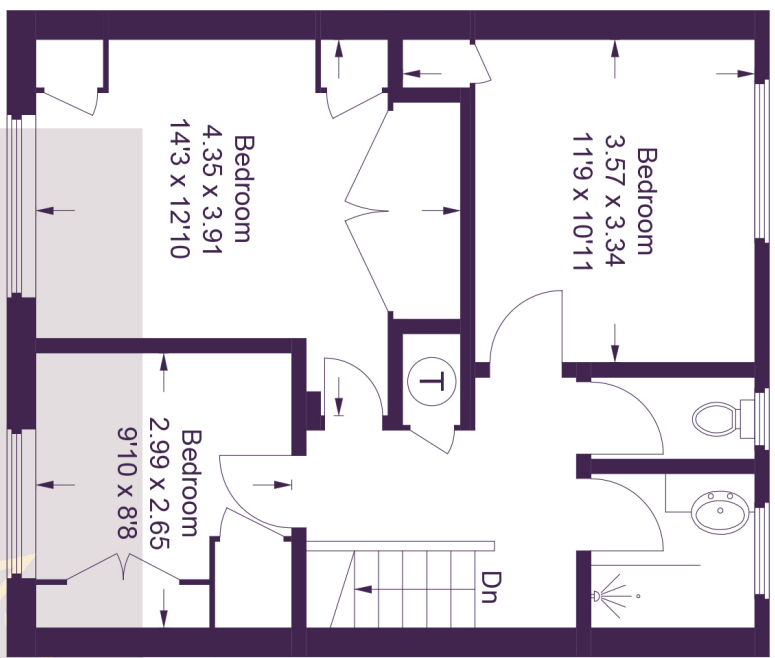
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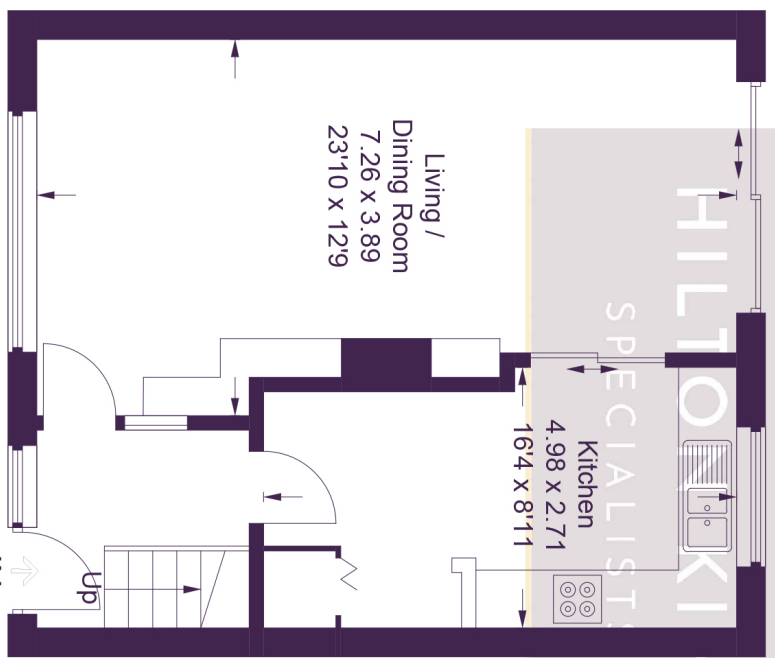


Approximate Gross Internal Area
Ground Floor = 44.7 sq m / 481 sq ft
First Floor = 45.4 sq m / 489 sq ft
Garage / Store = 14.6 sq m / 157 sq ft
Total = 104.7 sq m / 1,127 sq ft
(Excluding External Cupboard)



(Not Shown In Actual Location / Orientation)

First Floor



(Not Shown In Actual Location / Orientation)

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.