



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Further Hey, Parsonage Lane, Farnham Common, Buckinghamshire. SL2 3NX.

£995,000 Freehold

****NO ONWARD CHAIN****

Discover the allure of Parsonage Lane with this delightful four bedroom detached property, perfectly situated within walking distance to the vibrant Broadway in the ever-popular Farnham Common. Renowned for its picturesque scenery and natural beauty at Burnham Beeches, a local nature reserve.

While this property is ready for a refresh, it presents a fantastic investment opportunity and the promise of becoming a warm and welcoming family home. Step into the inviting porch, ideal for storing muddy coats and shoes, leading to a generously sized entrance hall featuring a convenient downstairs loo.

The living room boasts a triple aspect with an electric fire, creating a cozy atmosphere for gatherings. Adjacent, the formal dining room opens up through sliding doors onto a charming conservatory, providing a seamless connection to the outdoors. The kitchen breakfast room, complete with a double oven, overlooks the garden, while a utility space, easily accessible from the kitchen, offers practicality with a direct link to the garden – perfect for hanging out your laundry. Additionally, an integral garage adds to the property's convenience.

Heading upstairs, discover a separate toilet and bathroom. The master bedroom delights with triple aspect views, offering a serene retreat. Bedrooms two, three and four are generously proportioned doubles, with two featuring fitted cupboards and facing the rear, while the third overlooks the front of the house.

Outside, the garden is a generous size with convenient side access and an external garage. The front of the house welcomes you with ample driveway parking and well maintained gardens.

Don't miss this opportunity to transform this property into your dream family home or capitalise on its investment potential.



AREA

Situated in the heart of the action, with The Broadway at your doorstep, you'll have access to a diverse range of shops and dining options, including Costa Coffee, Tesco, Sainsburys and the very popular La Cantina Del Vino Italian restaurant.

Farnham Common is ideally situated for numerous leisure facilities including the 500 acres of historic woodland at Burnham Beeches, ideal for its attractive country walks, cycling paths and a relaxing café.

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 & Slough 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. Burnham/Gerrards Cross and Slough Stations are all approximately



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	48	
(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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Further Hey

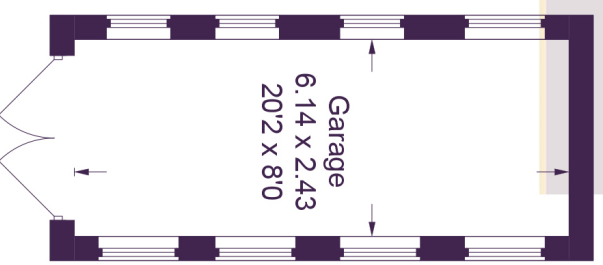
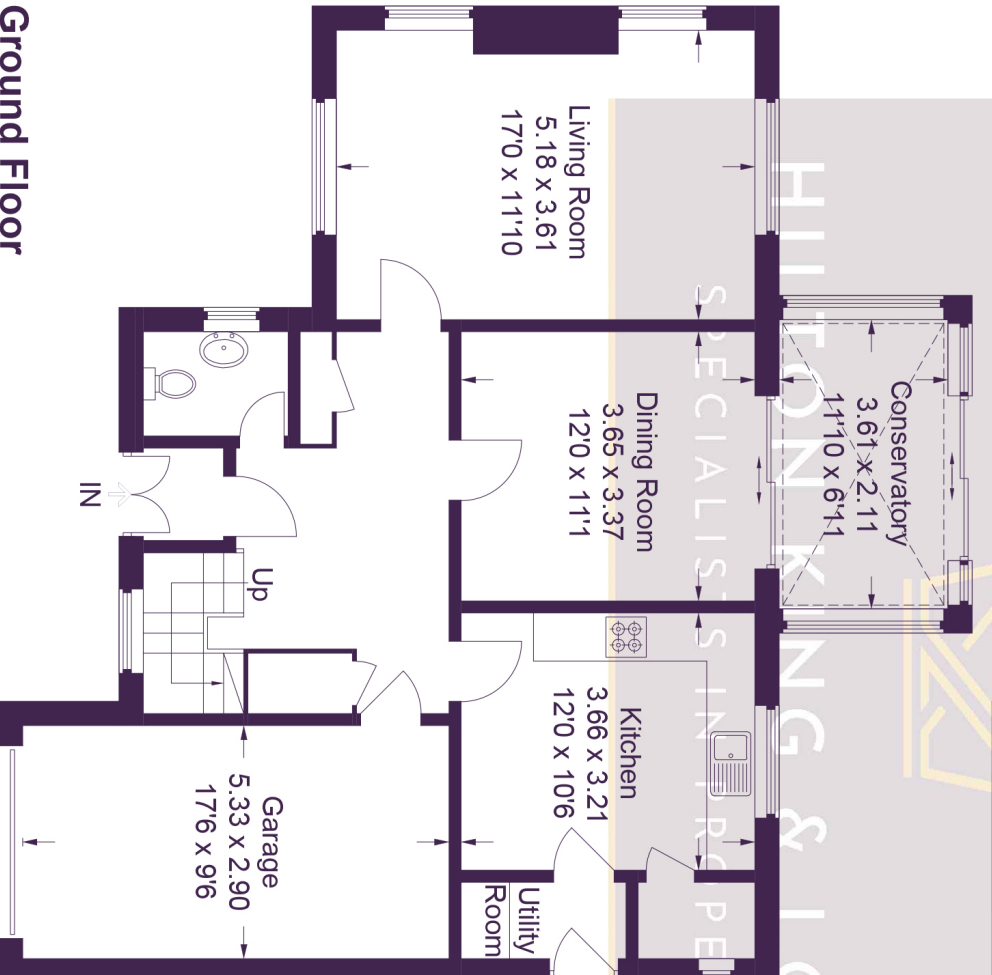
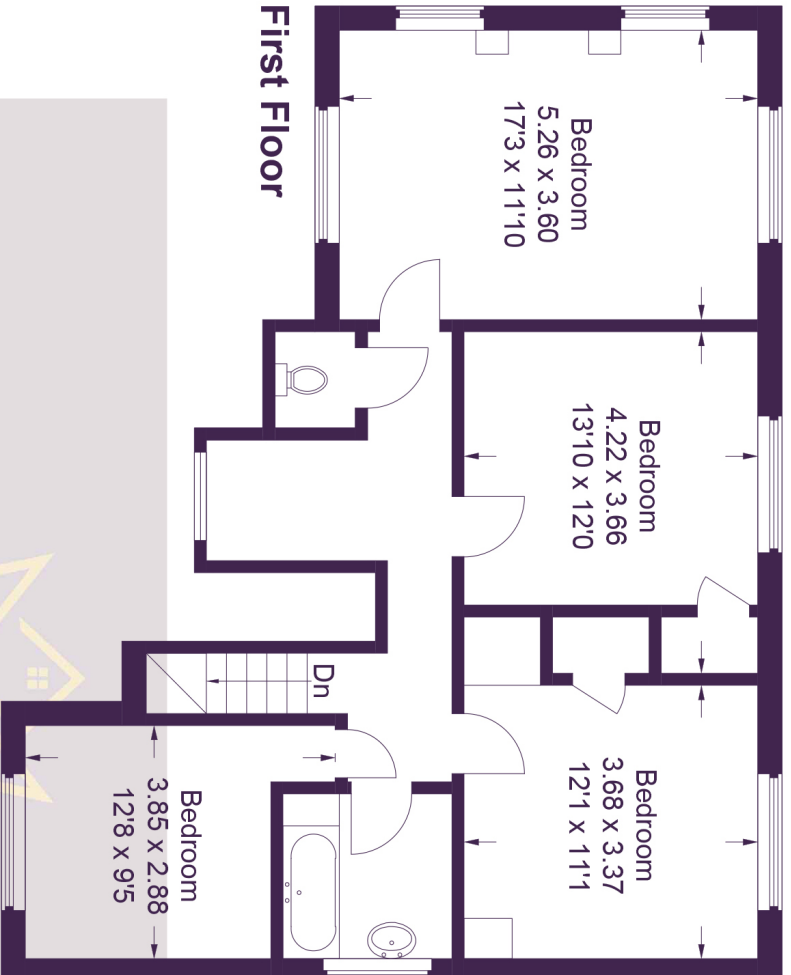
Approximate Gross Internal Area

Ground Floor (Including Garage) = 92.6 sq m / 997 sq ft

First Floor = 76.4 sq m / 822 sq ft

Garage = 15.4 sq m / 166 sq ft

Total = 184.4 sq m / 1,985 sq ft



(Not Shown In Actual Location / Orientation)

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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