



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Gwalia, Green Lane, Farnham Common, Buckinghamshire. SL2 3SR.

£1,000,000 Freehold

FOUR BEDROOM, THREE RECEPTION DETACHED HOUSE

LARGE, SECLUDED REAR GARDEN

17'11 X 17'3 INTEGRAL DOUBLE GARAGE

NO UPPER CHAIN

LOCATED CLOSE TO BOTH BURNHAM BEECHES AND THE BROADWAY WITH ITS MANY AMENITIES

A four bedroom detached house which comes to the market with no upper chain and has 2000 square ft of accommodation.

This excellent property also has the benefit of having no upper chain, therefore a perfect buy if you are looking for a speedy and hassle free purchase. There is also gas central heating, potential to extend (subject to consent) and is close to the Farnham common & Farnham Royal sports grounds and club houses.

Ground floor accommodation includes a 17'2 x 12'8 bay fronted living room, a 13'7 x 10'5 rear aspect dining room, 13'7 x 10'5 kitchen, 12'2 x 10' family room, 13'9 x 11'3 conservatory, a utility and a cloakroom.

Upstairs is the 14'5 x 10'6 master bedroom with its own ensuite, 12'8 x 9'8 bedroom two plus two decent single bedrooms. Completing the accommodation is the spacious family bathroom which offers a panel bath, low level wc, wash basin and bidet.

Outside, the frontage has off street parking in front of the double garage, which in turn is integral and can be accessed via either the driveway or from the utility room.

The well stocked rear garden is mainly laid to lawn, with a patio, shrub borders and fencing to the sides.

THE AREA

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.

In 2023 cross rail is to link with nearby Burnham Station. The property is located around 2.6 miles from Burnham Station and 3 miles from Slough Station. The motorway network of the M40, M25 and M4 are all also within easy reach.

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.

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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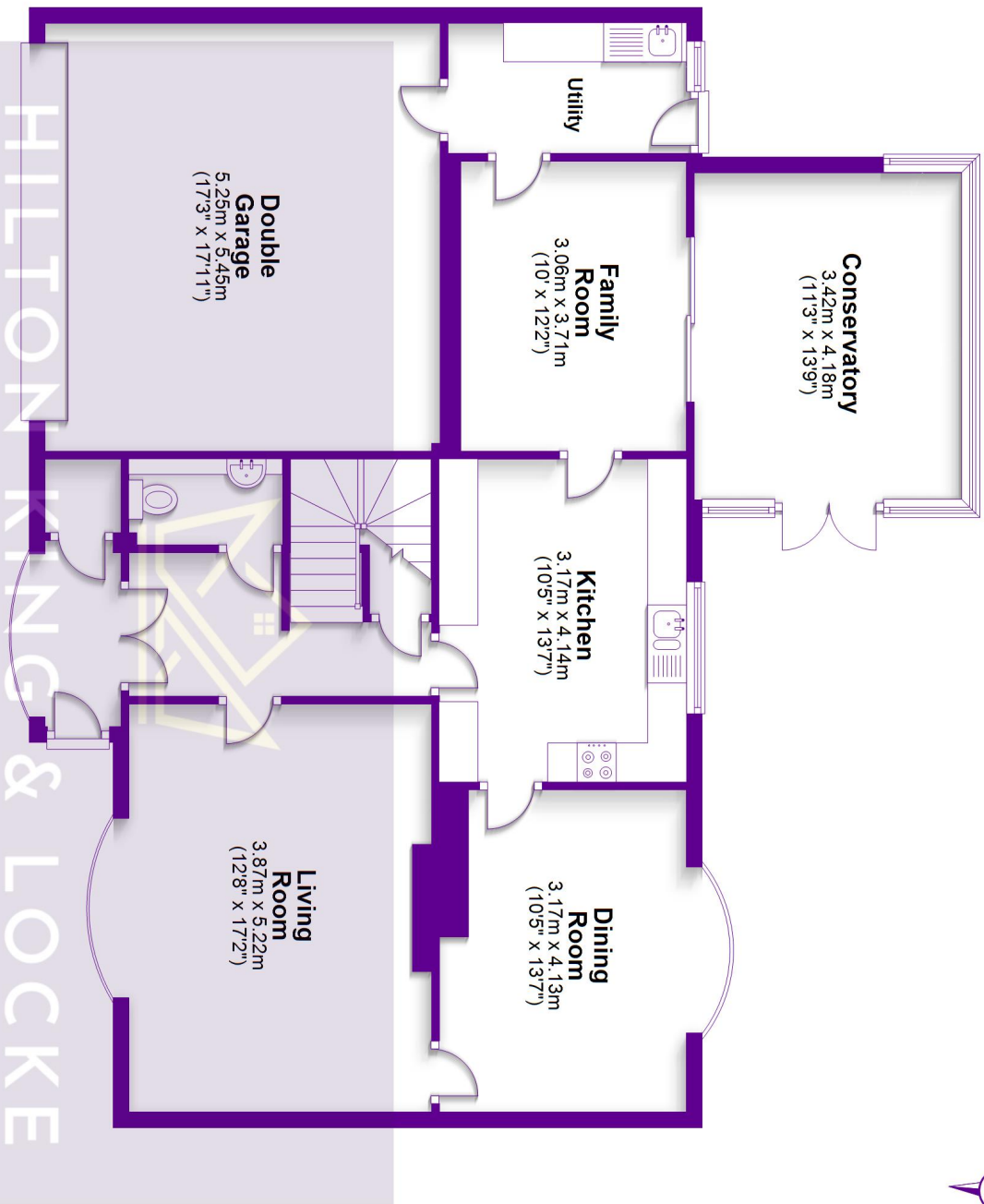
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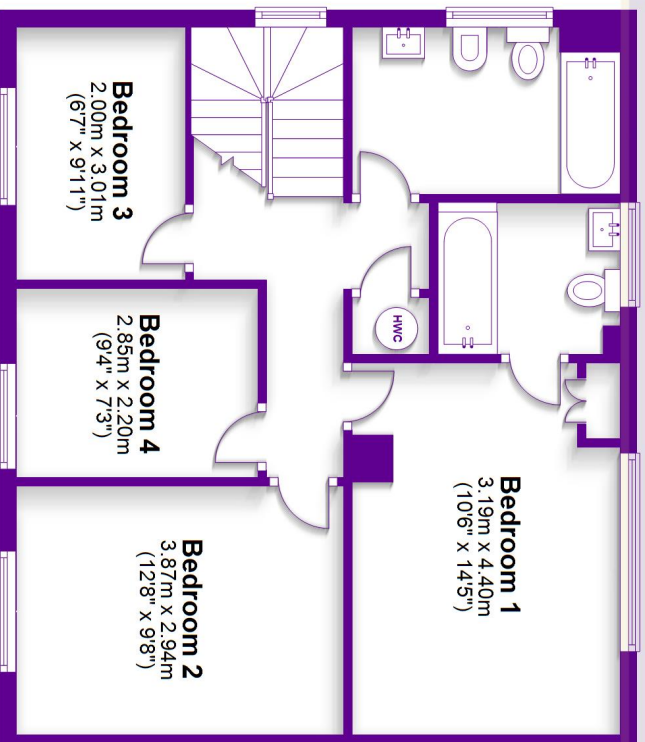
The Broadway
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Ground Floor
Approx. 125.7 sq. metres (1353.3 sq. feet)



First Floor
Approx. 60.1 sq. metres (647.0 sq. feet)



Total area: approx. 185.8 sq. metres (2000.3 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.
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