



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Beechwood, Beeches Road, Farnham Common, Buckinghamshire. SL2 3PR.

£1,350,000 Freehold

MAGNIFICENT FIVE BEDROOM, THREE BATHROOM, DETACHED THREE STOREY HOME

WITH NEARLY 2900 SQUARE FT OF ACCOMMODATION

SUPERB SIZED DOUBLE BEDROOMS

PERFECTLY PRESENTED TO A HIGH STANDARD

SUNNY ASPECT GARDEN, INTEGRAL GARAGE AND GATED FRONTAGE

A magnificent family home which absolutely must be viewed internally, to not only appreciate its lovely sunny aspect and therefore light, airy accommodation, but also the impressive sized bedrooms which are set over two floors.

This modern, three storey detached family home is also immaculately presented throughout while being a short stroll to both the beautiful Burnham Beeches and The Broadway, with many amenities that include Costa, Sainsbury, Tesco and a variety of places to eat and drink.

Internally on the ground floor, and all located directly from the main hallway, are the living room, kitchen/breakfast room, sitting room, cloakroom and the garage.

The 18'5 x 14'3 living room is a delight, as it offers a double aspect with its french doors and windows overlooking the garden, plus a side aspect window.

The hub of the home, the 19'6 x 16'5 kitchen/breakfast room is not only an excellent size, but again has a double aspect and french doors leading out to the garden, plus an array of contemporary styled kitchen units with integrated appliances including three ovens, a dishwasher, fridge freezer and an induction hob. In addition, there is a centre isle with breakfast bar, wine cooler, and lots of space for a large table and chairs in order to formally dine. A handy utility room can also be found off the kitchen.

The charming front aspect 15' x 12'7 sitting room has a feature bay window overlooking the driveway, while the 15'10 x 9'2 garage can be accessed from the hall, front drive, or via a separate side door

Upstairs are four excellent double bedrooms. The largest is 18'6 x 14', has fitted wardrobes and an ensuite, with the 16'9 x 15'9 bedroom two also having fitted wardrobes and an ensuite.

Two more good double bedrooms offer a front aspect and measure 15'9 x



14'7 & 13' x 10'1, while a modern family bathroom complete the first floor.

The second floor is home to the superb 21' x 12'2 fifth bedroom, which could also be perfect as either a games/guest or hobby room.

Outside, the grounds are immaculately presented while also being fairly low maintenance. The front garden has a block paved drive set behind double gates that provides ample off street parking, while the rear garden has a patio and lawn with a variety of shrub borders, plus hedging. There is also a summer house and lots of space to entertain, where you can make the most of those summer months and its delightful sunny aspect.

THE AREA

The sought after Farnham Common Village borders the ancient woodland of Burnham Beeches, a 530 acre National Nature Reserve. The Village provides a good selection of shops and restaurants including a Sainsburys and Tesco Express, a Costa Coffee, Post Office, Library and a Sports Club and close proximity to the M40/M4/M25 motorways gives easy access to the motorway network, and the Chiltern Line offers main line access to London Marylebone via Gerrards Cross or Beaconsfield.

The property is located right in the heart of the village. Cross rail is linked with nearby Burnham & Slough Stations and the property is located around 3 miles from both.

The area is well served by highly regarded state schools. For the latest information on specific school catchment areas please contact Bucks County Council Education Authority or visit: www.buckscc.gov.uk/education/schools.



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

Beechwood, Beeches Road

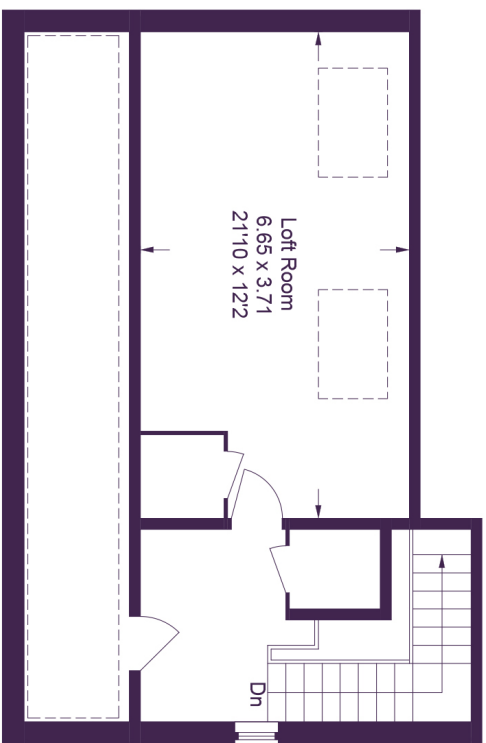
Approximate Gross Internal Area

Ground Floor = 113.5 sq m / 1,222 sq ft

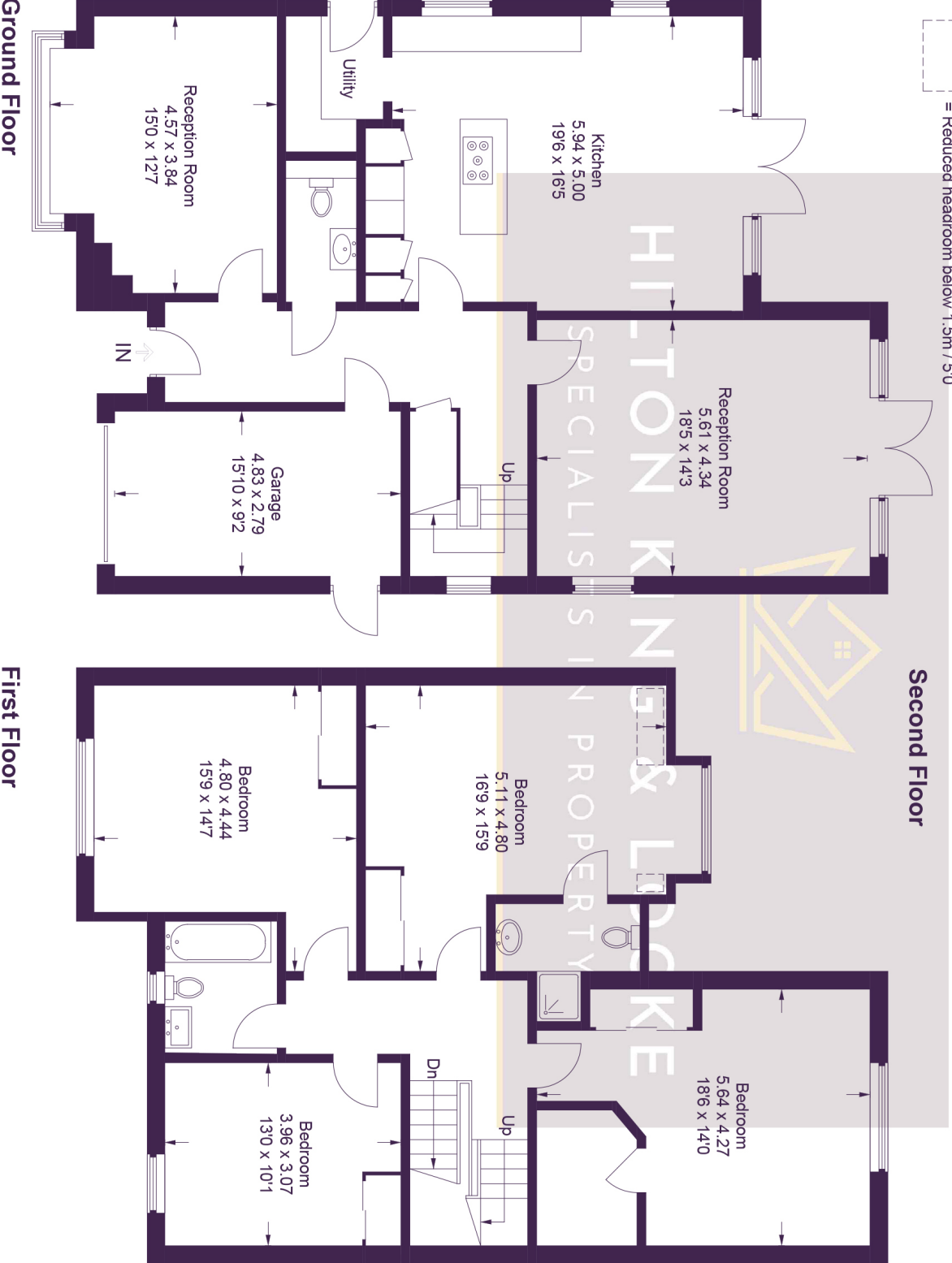
First Floor = 100.8 sq m / 1,085 sq ft

Second Floor = 52.6 sq m / 566 sq ft

Total = 266.9 sq m / 2,873 sq ft



= Reduced headroom below 1.5m / 5'0"



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.