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Mayflower Way, Farnham Common, Buckinghamshire. SL2 3UA.

£920,000 Freehold

A chance to purchase a three double bedroom, two reception detached house, located in highly regarded Mayflower Way. This attractive property offers room to improve and also ample space to extend (subject to consents). It also comes to the market with no upper chain.

This home is a perfect buy if you are looking for a property that you can really make your own. As it stands, there is 1570 square ft of accommodation on offer.

Accommodation on the ground floor includes a 16'10 x 10'6 double aspect living room, a 15' x 9'7 rear aspect dining room, a 12' x 10'11 kitchen/breakfast room, a utility and a cloakroom.

Upstairs, three well proportioned bedrooms await. Bedroom one measures 16'11 x 10'1, has two sets of double wardrobes and also a lovely double aspect, while bedroom two also has a double aspect and measures 12'1 x 11, and bedroom three is an impressive 12'1 x 9'10 which over looks the garden. A shower room and a cloakroom completes the internal accommodation.

Outside and to the front, there is own drive in front of the 16'x 10' garage, while to the rear is a private west facing garden which backs onto Farnham Common Sports Grounds. The garden is mainly laid to lawn, has a patio offers hedged borders.

THE AREA

Situated in a sought after location within easy reach of Farnham Common where a selection of interesting shops and restaurants including Local Tesco's and Sainsbury's,



Costa Coffee 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 and 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 3 miles away.

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

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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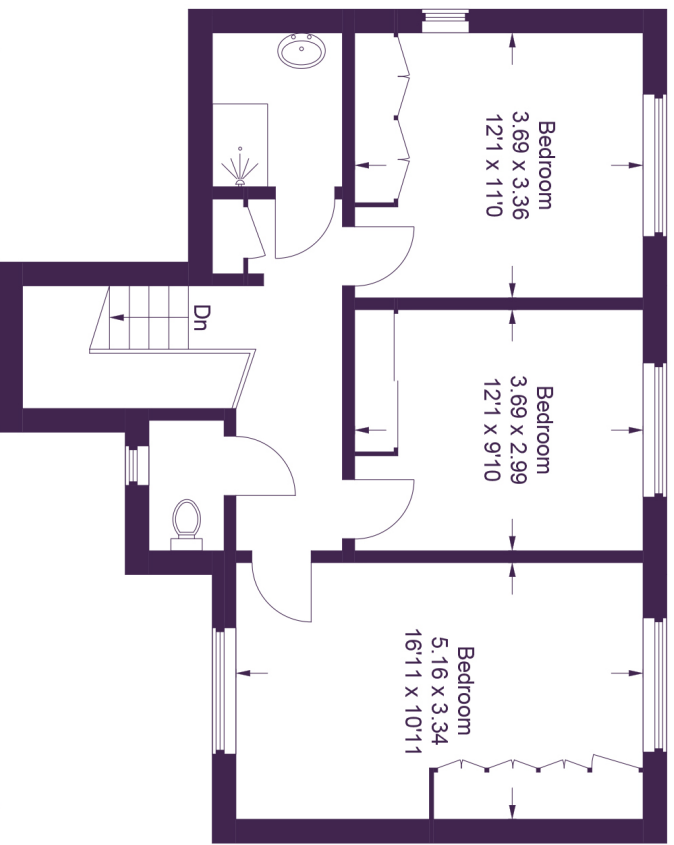
Approximate Gross Internal Area

Ground Floor = 87.4 sq m / 941 sq ft

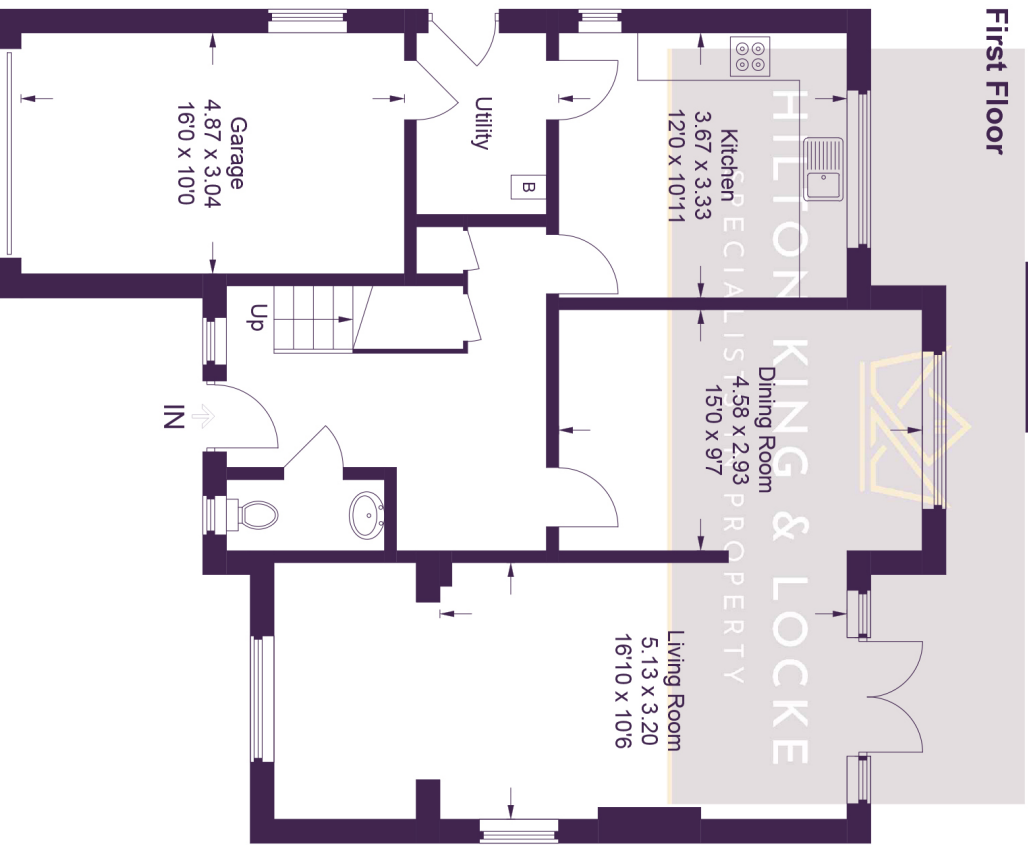
(Including Garage)

First Floor = 58.4 sq m / 629 sq ft

Total = 145.8 sq m / 1,570 sq ft



First Floor



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.