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Golden Oak Close, Farnham Common, Buckinghamshire. SL2 3SY.

£515,000 Freehold

A beautifully presented and fully refurbished three bedroom terraced house perfectly situated off the Broadway, where you can find a Tesco, Costa, Sainsbury, a Chemist and a variety of places to eat and drink. Farnham Common Infant and Junior Schools are also within easy reach, as is the beautiful Burnham Beeches and its 500 acres of stunning woodland.

Just some of the many recent improvements are a new kitchen, bathroom, flooring, and has been fully redecorated. Another feature of this property is the light and airy feel throughout.

Accommodation includes an entrance hall which gives you access to the stunning 12'11 x 10'3 living room, which in turn leads into an open plan 16'11 x 10'9 kitchen/diner. This space offers stylish contemporary styled units with handle-less doors, integrated appliances along with space to formally dine in front of french doors that lead out to the garden.

Upstairs are three well proportioned bedrooms and a modern shower room. Bedroom one offers a front aspect, fitted wardrobes and measures 13' x 9'11, bedroom two is 10'10 x 9'10 and offers a rear aspect overlooking the garden, while bedroom three is 9'10 x 6'6.

Outside, the front and rear gardens have recently also been refurbished to provide an attractive space which is also low maintenance. The rear garden offers an artificial lawn, patio, raised flower beds and also a rear access gate.





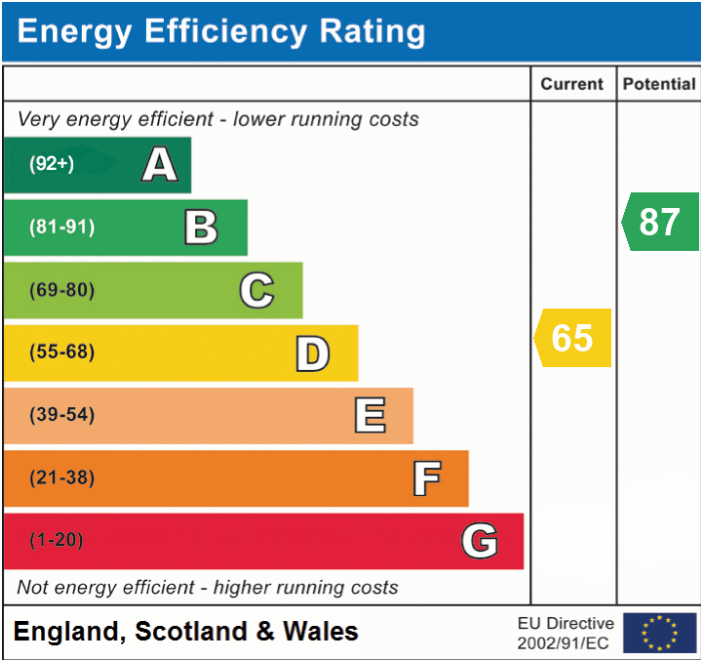
THE AREA

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 Station provides commuters with easy access across central and to London to Canary Wharf/Liverpool Street. 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.bucksc.gov.uk](http://www.bucksc.gov.uk).



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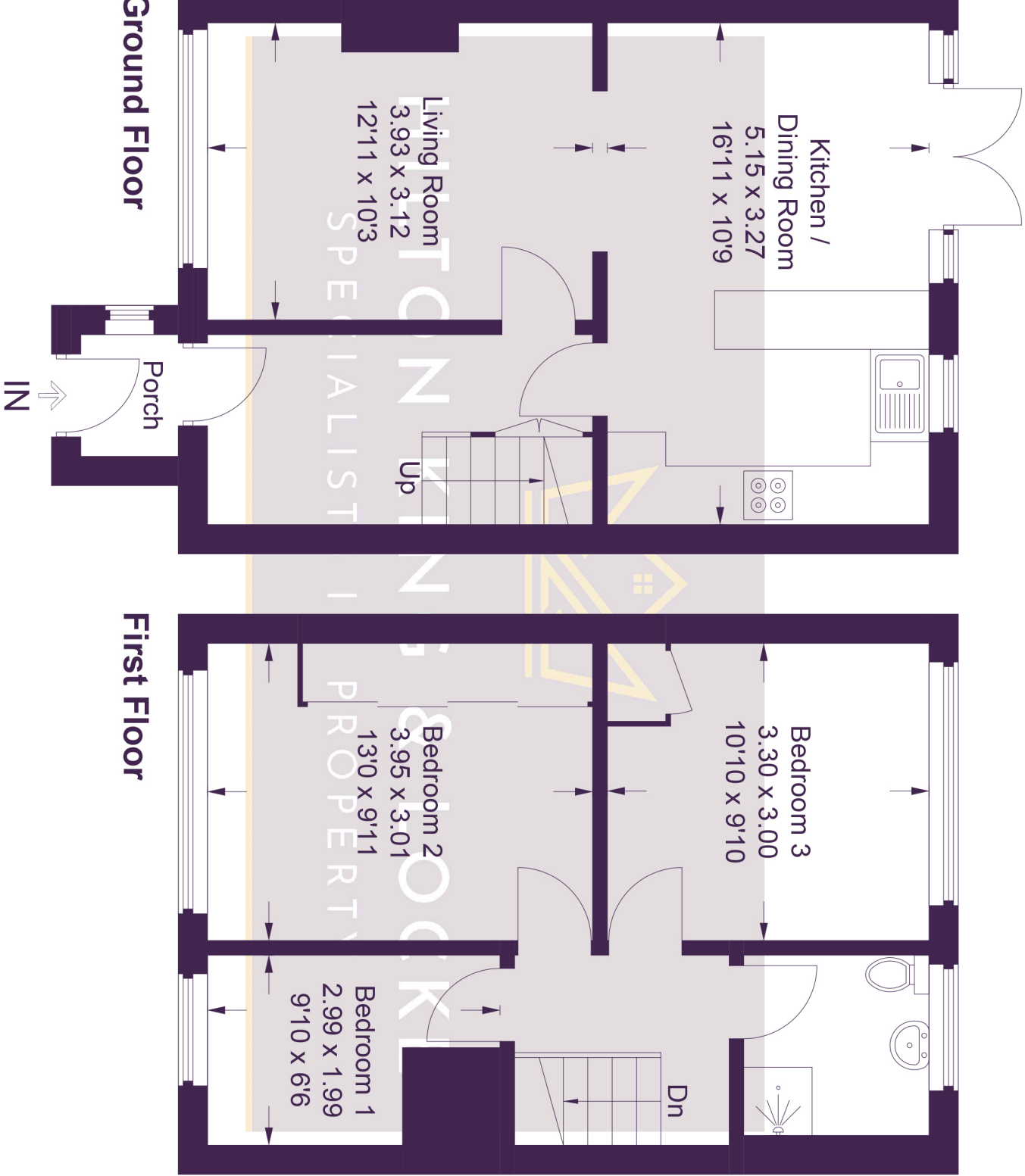


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# 5 Golden Oak Close, Farnham Common, SL2 3SY

Approximate Gross Internal Area  
Ground Floor = 40.1 sq m / 432 sq ft  
First Floor = 38.1 sq m / 410 sq ft  
Total = 78.2 sq m / 842 sq ft



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.