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SPECIALISTS IN PROPERTY



1 Ashenden Walk, Farnham Common, Buckinghamshire. SL2 3UF.

£895,000 Freehold



A three double bedroom detached house with impressive accommodation of over 2300 square ft, which has come to the market with no upper chain. The property is located in sought after Ashenden Walk, a quiet cul-de-sac, which is also walking distance to both of Farnham Commons Schools and its many amenities on The Broadway.

Accommodation includes a 13'7 x 11'11 double aspect living room which is open plan to a 24'4 x 8'11 dining room. Off the dining room is a 11'9 x 10'6 study and also a 11'7 x 10'6 conservatory.

Completing the ground floor is the kitchen, a 22'9 x 5'9 utility, a 18'2 x 9'4 integral garage plus a cloakroom.

The vendor also informs us that there is mahogany parquet flooring throughout the ground floor, apart from the kitchen.

Upstairs are three excellent sized bedrooms. The double aspect master bedroom measures some 16'8 x 11'10 which also has fitted wardrobes plus eaves storage, there is a 12'2 x 12'2 rear aspect second bedroom and a 11'10 x 8'6 third bedroom, which again offers eaves storage. A family bathroom which includes a panel bath plus an additional shower cubicle completes the accommodation.

Outside and to the front, there is a spacious frontage with own drive providing ample off street parking in front of the garage, and to the rear the good sized garden is mainly laid to lawn with a patio and shrub/flower 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](http://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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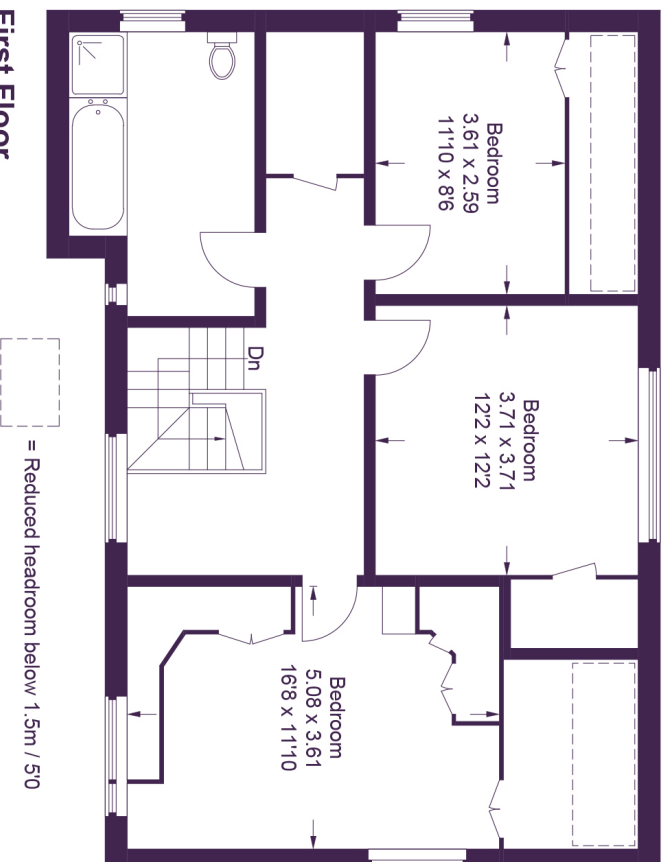
# 1 Ashenden Walk

Approximate Gross Internal Area

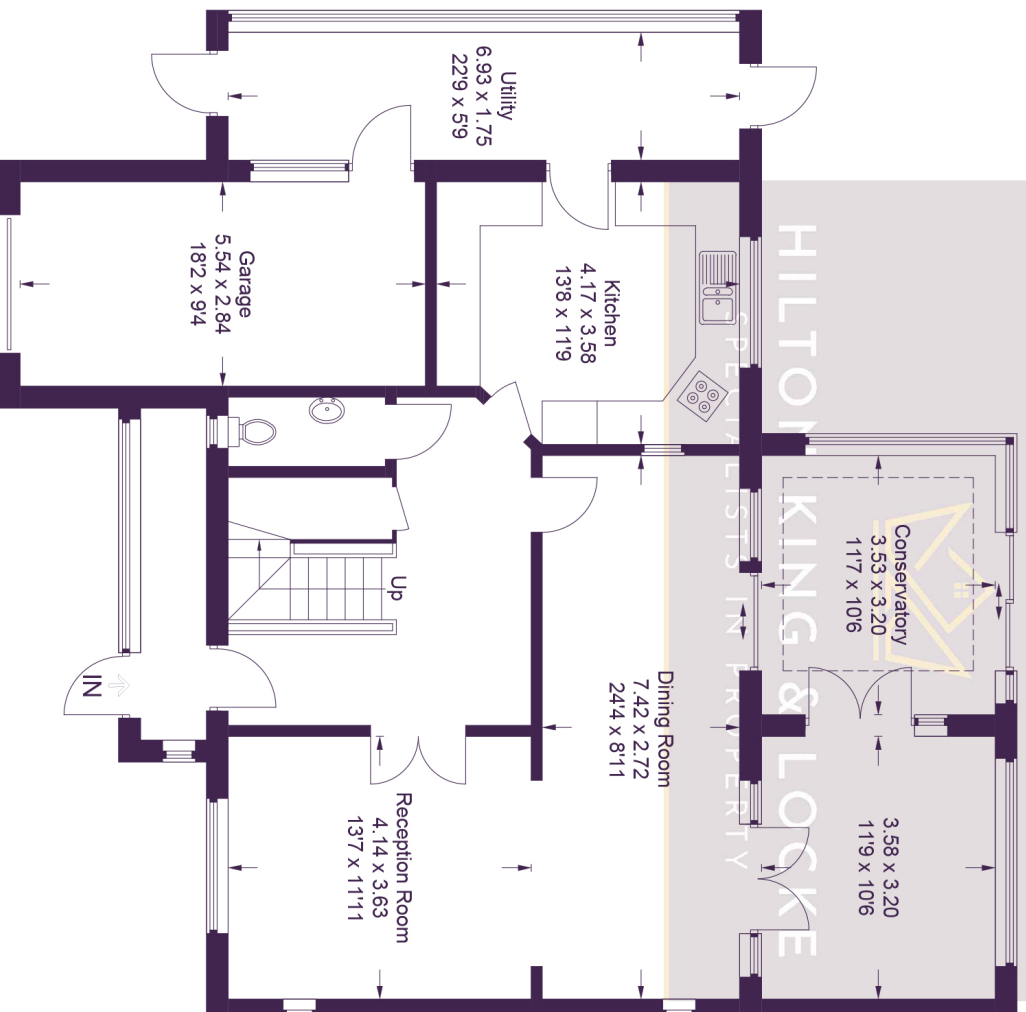
Ground Floor = 133.3 sq m / 1,435 sq ft

First Floor = 80.6 sq m / 867 sq ft

Total = 213.9 sq m / 2,302 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.

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