



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



24 Forge Drive, Farnham Common, Buckinghamshire. SL2 3NG.

£650,000 Freehold

**\*\*NO ONWARD CHAIN\*\***

Introducing an ideal family haven with abundant room for hosting gatherings and presently in the process of obtaining planning approval for a double-storey side extension!

Stepping into the residence, you're welcomed by a generously sized entrance hall featuring a convenient cloakroom to your right. The kitchen, living, and dining areas seamlessly blend into an open plan layout, offering ample space for entertaining visitors. The garage is conveniently attached, providing room for a vehicle and additional storage.

Ascending to the first floor, you'll discover three spacious double bedrooms, two equipped with built-in wardrobes, alongside a recently refurbished family bathroom.

Outside, the frontage boasts a dual driveway accommodating up to three cars, complemented by a verdant grassy area. The expansive rear garden presents a perfect balance of lawn and patio, with convenient side access.

The property is within walking distance to the local Infant and Junior schools and in catchment for excellent grammar, independent and state secondary schools.

Burnham Beeches offers woodland walks that are ideal for young families and outdoor enthusiasts. The Broadway's many amenities include Costa Coffee, Sainsbury, Tesco and a wide selection of restaurants are all easy to reach.

Farnham Common is well served by road and rail links with larger neighbouring towns of Beaconsfield and Gerrard's Cross providing direct rail access into London Marylebone in around 20 minutes.

The motorway network of the M40, M25 and M4 are in easy



reach, as well as Heathrow Airport.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>63</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

**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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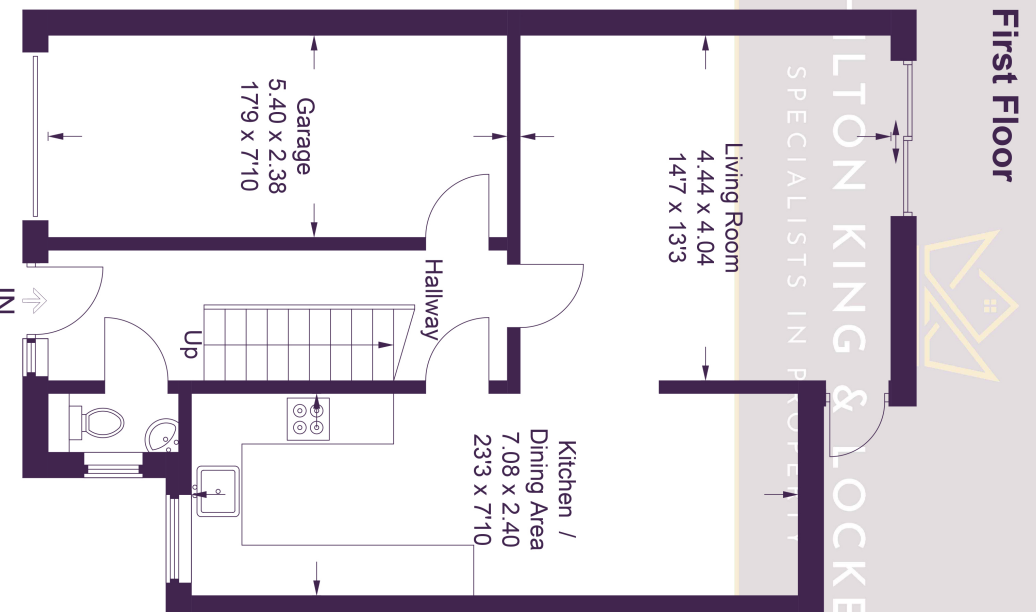
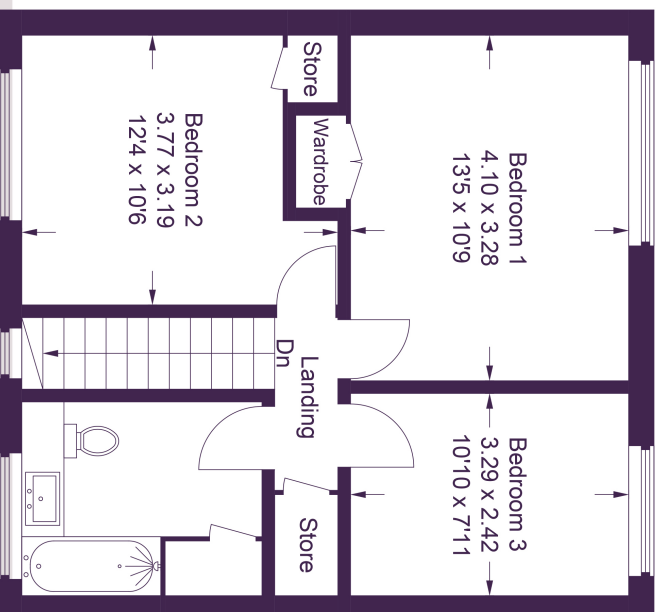
Approximate Gross Internal Area

Ground Floor = 61.3 sq m / 660 sq ft

(Including Garage)

First Floor = 47.9 sq m / 515 sq ft

Total = 109.2 sq m / 1,175 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.

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