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SPECIALISTS IN PROPERTY



Elm Close, Farnham Common, Buckinghamshire. SL2 3NA.

£825,000 Freehold

A chance to purchase an attractive double fronted detached house which is situated within a small private cul-de-sac, just a short stroll away from the The Broadway and its many amenities.

This character home is also situated on a generous plot, and is in need of modernisation, therefore a perfect buy if you are looking for a property that you can put your own stamp on and make your own. Furthermore, there is plenty of room to extend (subject to the usual consents) and there is also no upper chain involved.

You enter the property via an impressive front drive, which in turn provides parking for numerous vehicles. Internally and on the ground floor, there is a spacious 15' x 10'9 double aspect kitchen/breakfast room, a 16'8 x 10'11 triple aspect living room, two more reception rooms and a cloakroom.

Upstairs are three excellent sized bedrooms, with bedroom one being 15'2 x 12'2, bedroom two 14'4 x 11'11 and the third 12'4 x 8'1. A family bathroom, with panel bath plus a separate shower, completes the accommodation.

Outside and to the rear, is a lovely rear garden which is mainly laid to lawn, with a patio and a timber shed, and there is also a 27'3 x 18'5 garage/workshop.



## 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.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</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

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# Owlets, Elm Close

Approximate Gross Internal Area

Ground Floor = 66.4 sq m / 715 sq ft

First Floor = 62.1 sq m / 668 sq ft

Outbuildings = 46.2 sq m / 497 sq ft

Total = 174.7 sq m / 1,880 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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