



LYNTON, BEECHES ROAD, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3PR – GUIDE PRICE £680,000 FREEHOLD

Tel: 01753 643222

A conveniently located and very spacious 3/4 bedroom detached family house, benefitting from a large south facing garden, and detached garage and ample off street parking.

The house is located within moments walking distance of Farnham Common Village and open spaces of Burnham Beeches. Offering flexible accommodation, no upper chain and potential to extend, subject to consents.

The house is approached via a front garden with pathway leading to Front Door and **Entrance Porch**. **Entrance Hall** with staircase to First Floor, **Downstairs Cloakroom / Shower Room** with a separate shower cubicle, WC and wash hand basin.

Spacious **Living Room** with double doors leading to the Rear Garden and a fireplace with wooden mantle and ceiling cornice. Separate **Study** and further **Reception Room / Bedroom 4** with built in cupboards and bookshelves. Separate **Dining Room** with wood effect flooring and storage cupboard. Kitchen fitted with a range of wall and base units providing ample worktop surfaces. Fitted with a comprehensive range of integrated appliances including an oven and separate microwave, induction hob and extractor, half sized dishwasher and washing machine. Tiled flooring and spotlights. Door to rear Lobby Area and Rear Garden.

First Floor Landing. **Bedroom One** with rear aspect and a range of built in wardrobe cupboards, **Bedroom Two** with a front aspect and built in wardrobe cupboards, **Bedroom Three** with rear aspect and built in wardrobe cupboards.

Bathroom with a bath, mixer taps and shower attachment, separate shower cubicle with built in shower, WC and wash hand basin. Tiled walls and flooring, window.

Outside, there is a good sized **south facing Garden** with an area of astroturf, block paved patio/parking area. Separate side access via shared driveway and gates, rear area with pergola and greenhouse, **Detached Garage** with up and over door and rear pedestrian access.

Beeches Road is a sought after and most convenient location being within a yard from the centre of Farnham Common Village and the open spaces of Burnham Beeches. M40 (J2) 2.5 miles, Gerrards Cross 3.6 miles, Beaconsfield 4.5 miles, Heathrow Airport 15.0 miles. All distances are approximate.

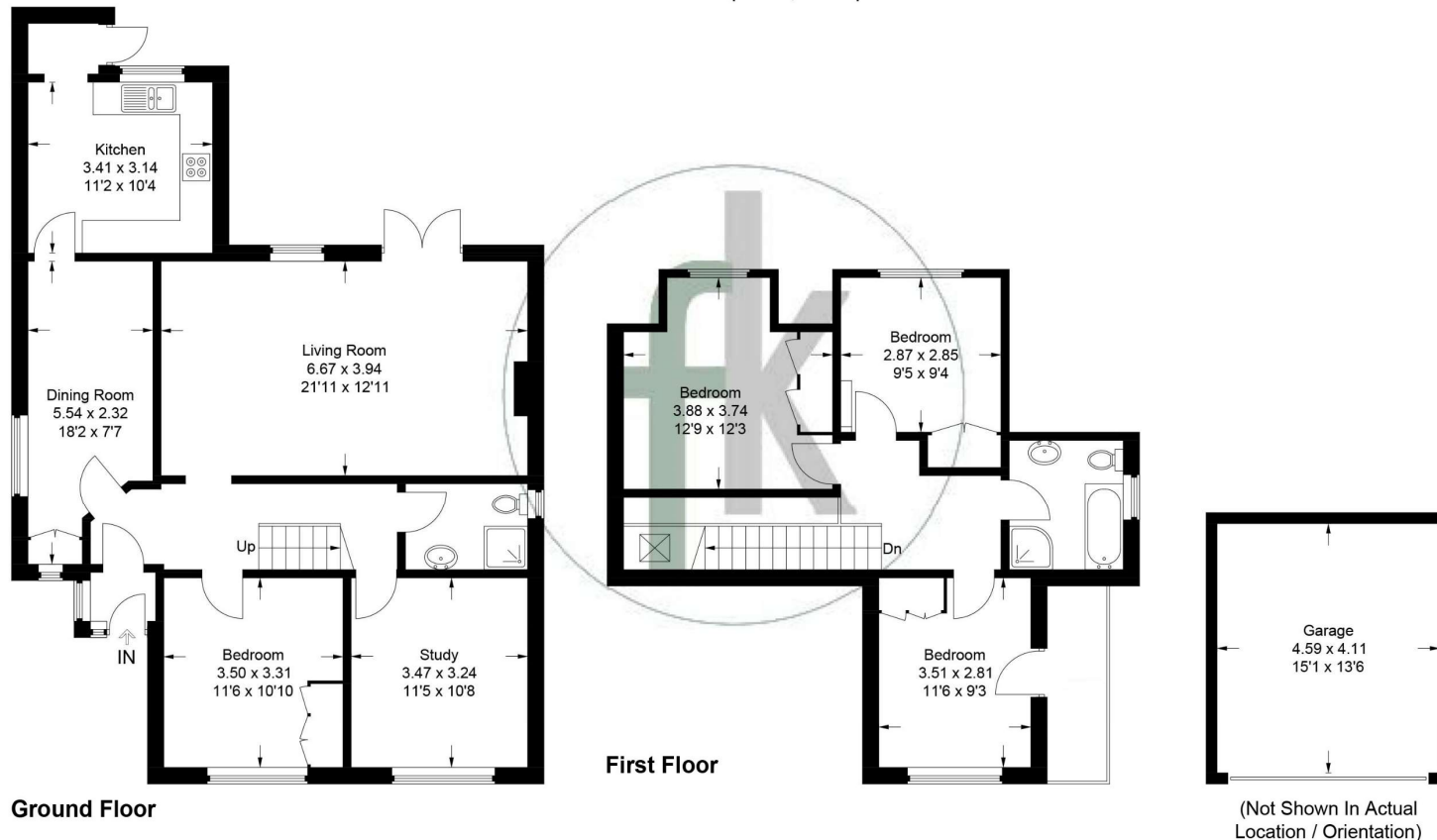
The Village of Farnham Common offers a comprehensive selection of shopping, restaurants and other outlets such as a post office, pharmacy and a home improvements store. Farnham Common is ideally situated for access to London with trains to London (Paddington) available from Burnham, Taplow and Maidenhead. The Elizabeth Line provides a fast service to Canary Wharf, the City and the West End. Alternatively, Gerrards Cross and Beaconsfield provide the Chiltern Line into London Marylebone. South Buckinghamshire is renowned for its excellent range of state schooling including Dair House, Caldicott, St. Bernard's, and Gayhurst. Local Grammar schools include The Burnham Grammar School and Beaconsfield High School.

EPC Rating: E

Council Tax Band: F



Approximate Gross Internal Area
 Ground Floor = 91.2 sq m / 982 sq ft
 First Floor = 51.2 sq m / 551 sq ft
 Garage = 18.9 sq m / 203 sq ft
 Total = 161.3 sq m / 1,736 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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2/3 Robin Parade, The Broadway,
 Farnham Common, Buckinghamshire SL2 3QL

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