



TWO CHIMNEYS, CHRISTMAS LANE, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3JE – GUIDE PRICE £850,000 FREEHOLD

Tel: 01753 643222

A superbly positioned and very spacious four bedroom detached bungalow benefitting from a large mature garden.

The house is in need of some updating and modernization but offers considerable potential and is available with no upper chain.

Front Garden with parking provision and access to Integral Garage. **Front Door** leading to **Entrance Hall** with wooden flooring, side access door and cupboard housing hot water cylinder.

Large **Family Room** with wooden flooring and semi circular bay window and adjacent door with access to Garden Large **Living Room** with centre fireplace and adjacent cupboards, door to **Lobby Area** and second front door.

Kitchen is fitted with a range of wall and base units with integrated dishwasher, space for washing machine and cooker.

Bedroom One is rear facing with a double aspect and an **En Suite Shower Room** comprising of a large walk in shower, WC, and wash hand basin. Tiled flooring and walls, window.

Bedroom Two is front facing with storage cupboard, **Bedroom Three** is rear facing and **Bedroom Four** is situated off and is double aspect, side and rear facing.

Family Bathroom comprising a panelled bath with mixer taps and shower attachment, WC and wash hand basin. Tiled walls, window.

Rear Garden, westerly facing mainly laid to lawn with a large patio area and a selection of established trees and shrubs, timber shed

Integral Garage with up and over door, side window.

Christmas Lane is a highly sought after residential road to the north of the Village of Farnham Common.

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. Burnham Beeches is close by with hundreds of acres of protected woodland, offering attractive walks and a café.

Trains to London (Paddington) are available from Burnham, Taplow and Maidenhead. The Elizabeth Line at Burnham gives a fast service to Canary Wharf, the City and the West End. Alternatively, Gerrards Cross and Beaconsfield provide a regular service via the Chiltern Line to London Marylebone. The area is well regarded for its excellent grammar schooling along with a good number of state and independent schools including Caldicott (boys preparatory) in Farnham Common, Dair House (mixed preparatory) in Farnham Royal and Maltmans (girls preparatory) in Gerrards Cross. For a full list of catchment schools visit buckscc.gov.uk

COUNCIL TAX BAND: G

EPC RATING: E

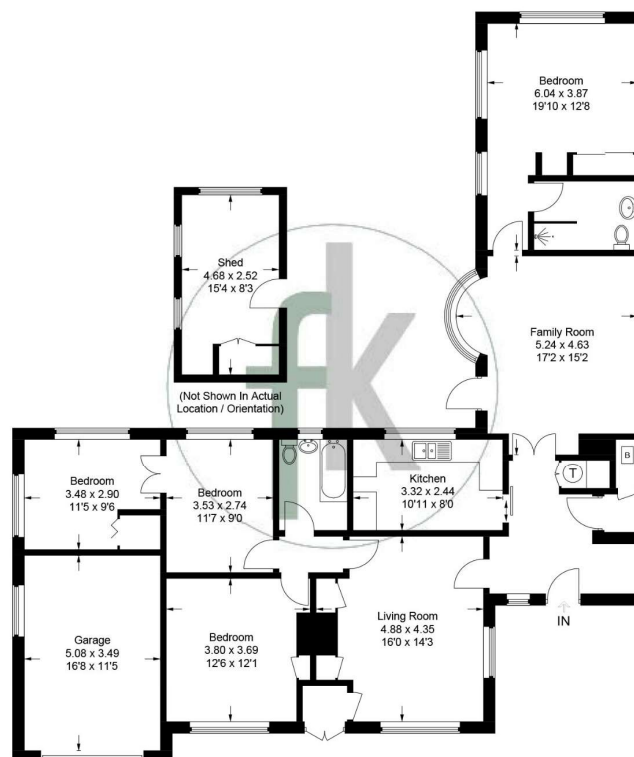


Two Chimneys

Approximate Gross Internal Area = 127.9 sq m / 1,377 sq ft

Outbuildings = 30.3 sq m / 326 sq ft
(Including Garage)

Total = 158.2 sq m / 1,703 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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