



THE BROOMS, GREEN LANE, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3SR – GUIDE PRICE £795,000 FREEHOLD

Tel: 01753 643222

Ideally located and within easy walking distance of Farnham Common Village and Burnham Beeches, an immaculately presented four bedroom detached family house.

The property offers well planned and spacious accommodation including a large Kitchen / Family Room with direct access to the Rear Garden.

Front Garden with shingle driveway with ample parking provision. Covered front door with access to **Entrance Porch** with doorway leading to **Entrance Hall** with wood effect flooring, staircase to first floor and understairs storage area.

Downstairs Cloakroom with WC and wash hand basin.

Spacious **Reception Room** with large picture window and wood effect flooring. **Kitchen / Family Room**, fitted with a comprehensive range of wall and base units with ample worktop surfaces and breakfast bar, integrated oven and hob with overhead extractor, integrated dishwasher and space for fridge freezer. Sitting area with wood effect flooring and a range of built in storage cupboards and double doors to Garden. Double doors to **Conservatory** with aspect over and access to the Garden.

Staircase to **First Floor Landing** with window.

Bedroom One is rear facing with a walk in wardrobe and **En Suite Shower Room** with corner shower, WC, Wash Hand basin with storage below, tiled walls and window. **Bedroom Two** is front facing with built in wardrobe cupboard and an **En Suite Shower Room** with corner shower, wash hand basin, WC and tiled walls, window. **Bedroom Three** is rear facing and **Bedroom Four** is front facing with built in wardrobe cupboards.

Family Bathroom comprising a panelled bath with over bath shower and screen, WC, inset wash hand basin with storage below, heated towel rail, tiled wash and flooring, window.

Rear Garden. Mainly laid to lawn with a large patio area and footpath, a secluded rear garden with an established selection shrubs and mature screening. Timber shed and side access.

Green Lane is a popular residential road, ideally situated and in walking distance for easy access of the village of Farnham Common and 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.

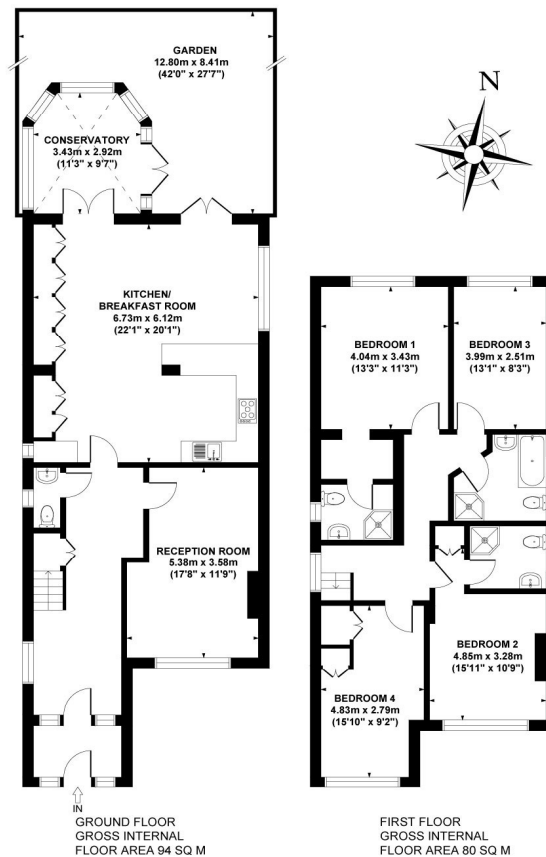
Burnham Beeches is close by with hundreds of acres of protected woodland, offering attractive walks and a café. Trains to London (Paddington) are available from Burnham, Taplow, Slough and Maidenhead. The Elizabeth Line at Burnham gives a fast service to Canary Wharf, the City and the West End. Alternatively, 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

EPC RATING: D

COUNCIL TAX BAND: F





APPROX. GROSS INTERNAL FLOOR AREA 174 SQ M / 1870 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



2/3 Robin Parade, The Broadway,

Farnham Common, Buckinghamshire SL2 3QL

Foreman King give notice to anyone reading these particulars that: 1) The particulars do not constitute part of an offer or contract. All negotiations are subject to contract. 2) The particulars including text, photographs and plans are for the guidance only of the prospective purchasers and must not be relied upon as a statement of fact. 3) The descriptions above therein represent the opinion of the author and whilst given in good faith should not be construed as a statement of fact. All measurements are approximate. 4) Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise, nor that the services are in good working order.

