



17 BRACKEN CLOSE, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3JP. OFFERS IN EXCESS OF £1,000,000 FREEHOLD

A substantial six bedroom detached family house, situated in a highly sought after cul de sac off Templewood Lane.

The house benefits from three reception rooms, a kitchen and utility room and four bathrooms, three being en suite. There is an integral double garage and a mature garden. Available with no upper chain.

The house is approached via front garden with a lawned area and a block paved driveway with parking for several cars.

Front Door leading to **Entrance Hall** with staircase to First Floor. **Downstairs Cloakroom** with WC and wash hand basin. **Study** with built in desk and shelves above, wooden flooring.

Double aspect through **Living Room** with wooden flooring, fireplace with wooden mantle and double doors to Garden. **Dining Room** with wooden flooring and Garden aspect.

Kitchen / Breakfast Room fitted with a range of wall and base units with ample worktop surfaces, integrated gas hob, oven and grill. Tiled flooring and door to Garden. **Utility Room** with wall and base units, space and plumbing for washing machine and dryer, stainless steel sink.

First Floor Landing with airing cupboard.

Bedroom One (front facing) with built in wardrobe cupboards and an **En Suite Shower Room** with corner shower cubicle, inset wash hand basin and WC.

Bedroom Two (rear facing) with built in wardrobe cupboards and an **En Suite Shower Room** with corner shower cubicle, inset wash hand basin and WC.

Bedroom Three (rear facing) with built in wardrobe cupboards, **En Suite Bathroom** with panelled bath, WC, wash hand basin with storage below, tiled walls and flooring.

Bedroom Four (front facing) with built in wardrobe cupboards.

Bedroom Five (rear facing) with built in wardrobe cupboards.

Bedroom Six (front facing) with built in wardrobe cupboards.

Family Bathroom with a panelled corner bath, WC, inset wash hand basin, tiled flooring and walls.

Integral Double Garage with 2 up and over doors, pedestrian access to the house.

Rear Garden, mainly laid to lawn with a patio area, fenced with a backdrop of mature trees and gated side access.

Bracken Close is a sought after cul de sac located off Templewood Lane, close to Farnham Common Village.

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: TBC

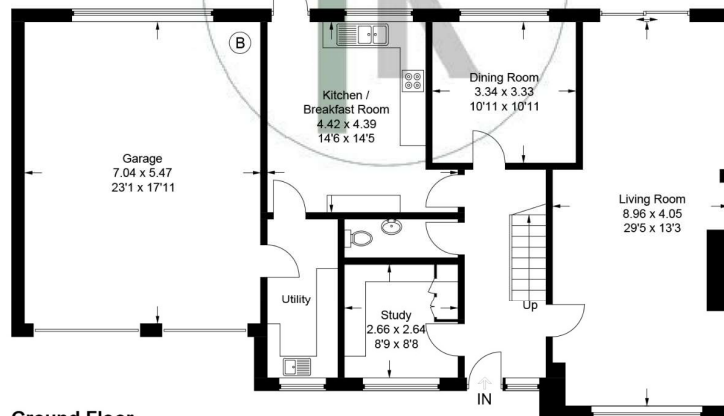


17 Bracken Close

Approximate Gross Internal Area
Ground Floor = 132.3 sq m / 1,424 sq ft
(Including Garage)
First Floor = 133.6 sq m / 1,438 sq ft
Total = 265.9 sq m / 2,862 sq ft



First Floor



Ground Floor

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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