



4 CRISPIN WAY, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3UE - £1,100,000 FREEHOLD

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Situated in a highly sought after residential road giving easy access to local shopping and schools, a well presented five bedroom family house offering well planned accommodation with the benefit of a south facing garden and large kitchen.

The house is approached via a **Front Garden** with blockpaved driveway, lawned area and electric vehicle charging point.

Covered front door leading to **Entrance Hall** with wooden flooring, staircase to First Floor and understairs storage. **Downstairs Cloakroom** with WC and wash hand basin. **Separate Study** and large double aspect L shaped **Sitting Room/Dining Room** with inset wood burning stove and double doors to Garden.

Large and attractive L Shaped **Kitchen / Family Room**, fitted with a comprehensive range of Kitchen Art wall and base units with granite worktops and breakfast bar, lantern skylight and aspect over Rear Garden. Space for Range style cooker and integrated appliances, tiled flooring. Leading to double aspect Family Room with tiled flooring and door to Rear Garden, open plan access to Dining Room. Separate **Utility Room** with worktop surface, space and plumbing for washing machine and dryer. Door to side return.

Staircase from Entrance Hall to **First Floor Landing** with access to loftspace. Triple aspect **Master Bedroom** with built in long flat topped dresser and **En Suite Shower Room** with large, tiled double shower, WC, wash hand basin and part tiled walls.

Four Further Bedrooms, one with built in desk, shelves and wall cupboards. **Family Bathroom** with panelled bath with over bath shower, part tiled walls, WC and wash hand basin.

The **Rear Garden** is southerly facing and mainly laid to lawn with a selection of established trees and shrubs, patio area, timber shed and working water feature.

Gas Fired Central Heating and Mains Drainage.
Mobile Telephone and Ultra Fast Broadband Service Available.

THE LOCATION

Crispin Way is a highly sought after and very popular residential road. 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

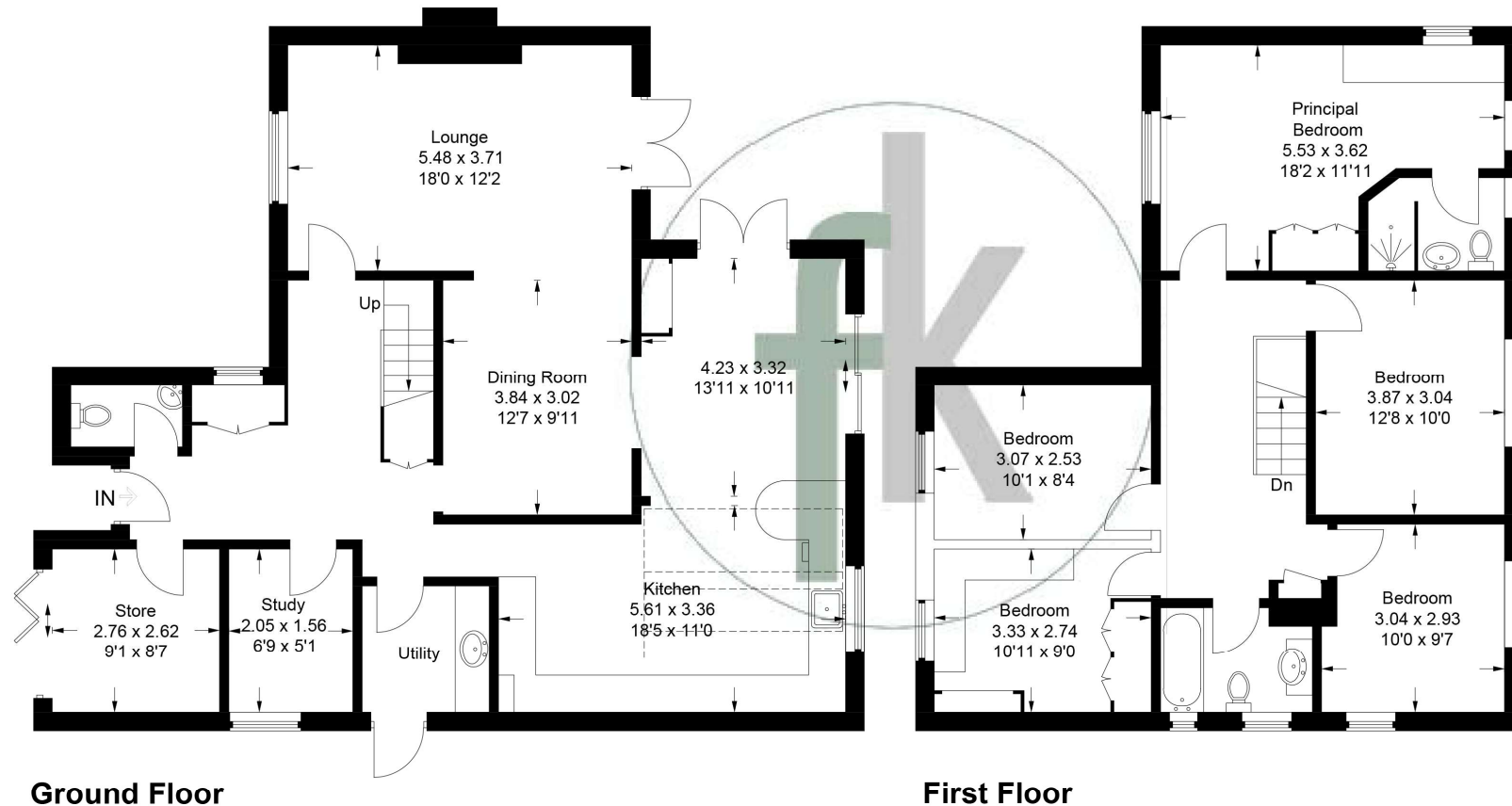
EPC Rating: D

Council Tax Band: G



4 Crispin Way

Approximate Gross Internal Area
Ground Floor = 104.4 sq m / 1,124 sq ft
First Floor = 79.3 sq m / 853 sq ft
Total = 183.7 sq m / 1,977 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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