

fk ForemanKing



4 WOODLAND COTTAGES, BEACONSFIELD ROAD, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3PY. £450,000 FREEHOLD

Tel: 01753 643222

A charming and very conveniently located two bedroom character cottage retaining much of its original character and benefitting from a west facing garden.

Situated within easy walking distance of local shopping and the open spaces of Burnham Beeches.

Front Garden, mainly laid to lawn with pathway to front door.

Entrance Hall with staircase to First Floor.

Sitting Room with wooden flooring and attractive fireplace with inset woodburner, wall lights.

Kitchen / Breakfast Room is fitted with a range of wall and base units with wooden worktop surfaces, inset Butler's style sink, space for large range style cooker with tiled surround, space for large fridge/freezer, space and plumbing for washing machine and tumble dryer. Large understairs storage cupboard, Tiled flooring and double doors leading to Rear Garden.

First Floor Landing.

Bedroom One (front facing) with wooden flooring and recessed area for wardrobe or desk.

Bedroom Two (rear facing) with wooden flooring and built in wardrobe cupboard.

Bathroom comprising of a paneled bath with mixer taps and built in over bath shower, pedestal wash hand basin, WC, tiled walls, window.

West Facing Rear Garden. Mainly laid to lawn with a patio area, mature tree and established shrubs. Gated side access (access also used by neighbours) and timber shed.

4 Woodlands Cottages is situated within easy walking distance of Farnham Common, a very popular Buckinghamshire village with a selection of interesting shops, pubs and restaurants including The Emperor, a Tesco's Local, a Sainsbury's, Costa Coffee and the very popular La Cantina Del Vino Italian restaurant. The towns of Gerrards Cross and Beaconsfield are close by and offer a fast mainline railway services to London Marylebone and offer a larger selection of shops and supermarkets.

M40 (J2) 2.5 miles, Gerrards Cross 3.6 miles, Beaconsfield 4.5 miles, Heathrow Airport 15.0 miles. All distances are approximate

The area is perfectly situated for transportation links offering easy access to the M40 and M4 motorways and close proximity to Heathrow Airport. The Elizabeth Line at nearby Burnham and Slough provides commuters with easy access across Central London to Canary Wharf. The area is well regarded for its excellent grammar schools, 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

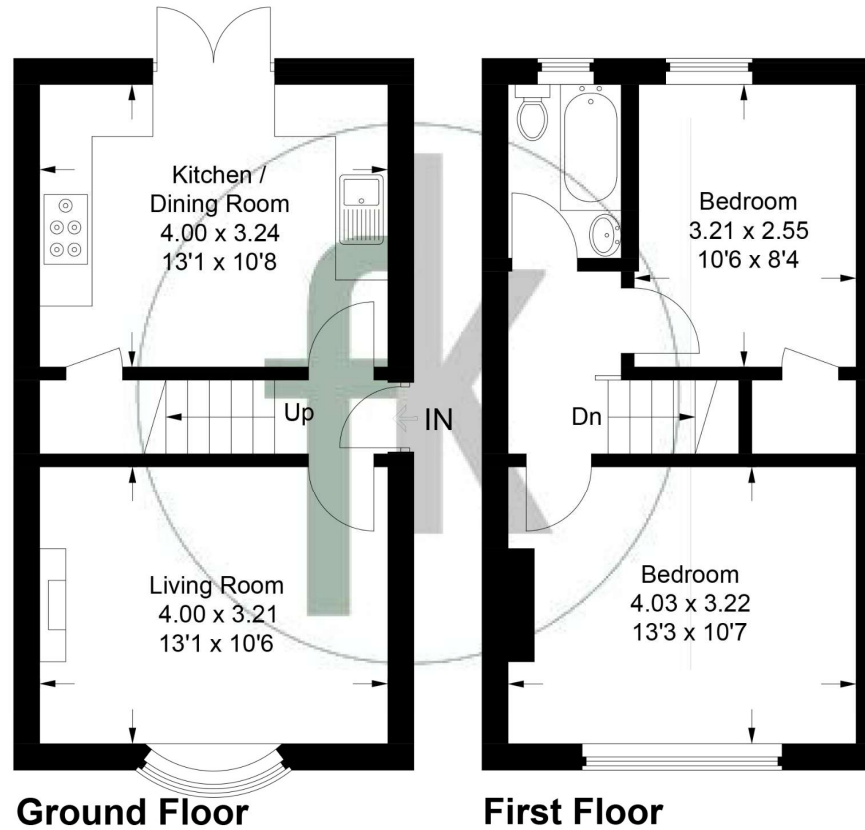
EPC Rating: D

Council Tax Band: D



4 Woodland Cottages

Approximate Gross Internal Area
Ground Floor = 30.7 sq m / 330 sq ft
First Floor = 30.4 sq m / 327 sq ft
Total = 61.1 sq m / 657 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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 **ForemanKing**

2/3 Robin Parade, The Broadway,

Farnham Common, Buckinghamshire SL2 3QL

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