



4 GOLDEN OAK CLOSE, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3SY - £450,000 FREEHOLD

Tel: 01753 643222

Situated in a highly convenient location within easy walking distance of local amenities, a spacious three bedroom mid terraced house with the benefit of a garden and garage.

In need of some updating but offering potential to enhance, the house is available with no upper chain.

Lawned **Front Garden** with pathway to front door. Spacious **Sitting Room** with inset gas fire with wooden mantle, staircase to first floor and understairs storage cupboard. Leading through to **Dining Room** with double doors to Rear Garden.

Kitchen fitted with a comprehensive range of wall and base units providing ample worktop surfaces, sink and drainer, integrated oven and hob with overhead extractor, space for half sized dishwasher, washing machine and tumble dryer, integrated fridge and separate freezer, tiled splash backs, door to Rear Garden.

Staircase to **First Floor Landing** with hatch to loft.

Bedroom One (front facing), **Bedroom Two** (rear facing) with cupboard housing hot water cylinder, **Bedroom Three** (front facing) with built in storage cupboard.

Family Bathroom comprising of a paneled bath with mixer taps, pedestal wash hand basin, WC, part tiled walls and mirrored wall cabinet.

Rear Garden, mainly laid to lawn with patio area, garden shed and external tap. Rear gated access. **Single Garage** with up and over door situated in adjacent garage block.

Golden Oak Close is situated within easy reach 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

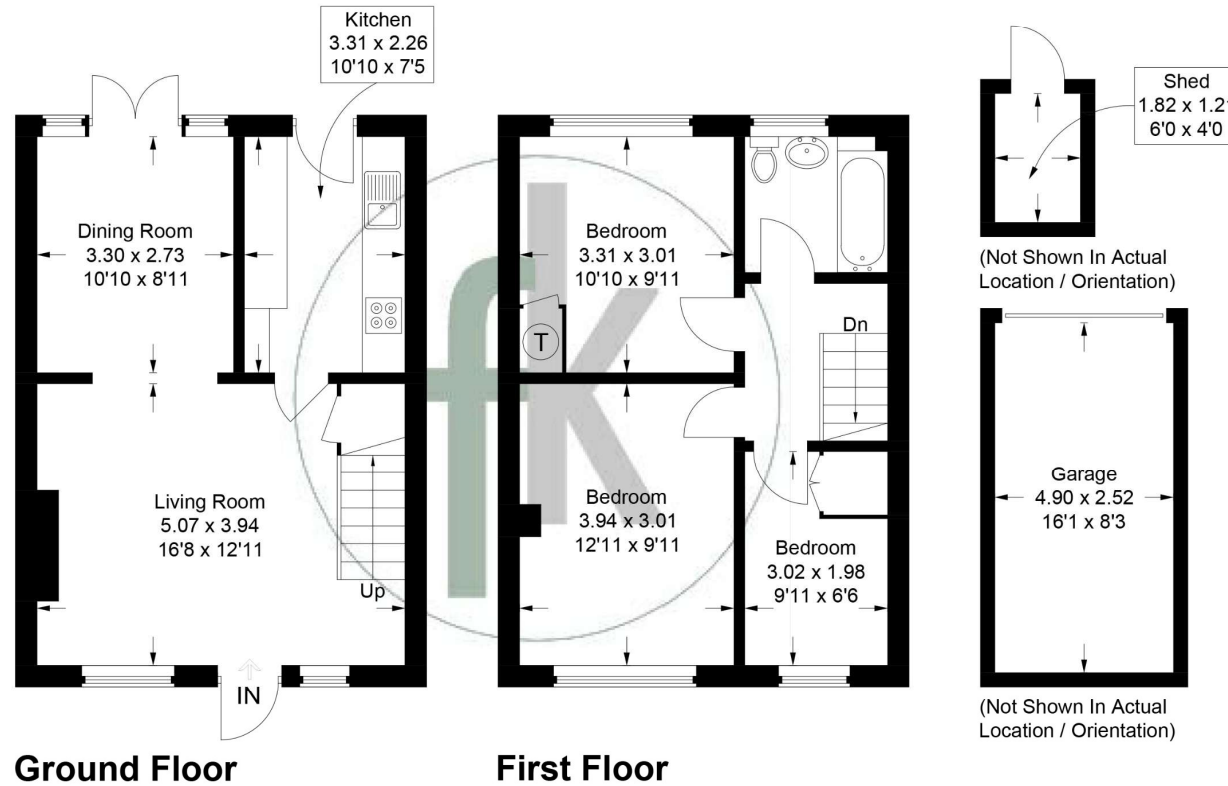
EPC RATING: C

COUNCIL TAX BAND: D



4, Golden Oak Close

Approximate Gross Internal Area
 Ground Floor = 38.5 sq m / 414 sq ft
 First Floor = 38.1 sq m / 410 sq ft
 Garage / Shed = 14.4 sq m / 155 sq ft
 Total = 91.0 sq m / 979 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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