

WAYSIDE, ELM CLOSE, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3NA – GUIDE PRICE £950,000 FREEHOLD

Situated in a sought after private cul de sac, a charming and characterful four bedroom detached family house with a substantial south facing rear garden.

The house requires some updating but offers consider potential for enhancement and is located with easy walking distance of Farnham Common Village and Burnham Beeches. Available with no upper chain.

Front Garden, mainly laid to lawn with mature hedging and a gravelled parking area.

Front door leading to **Entrance Hall** with wooden flooring, staircase to first floor and under stairs storage.

Downstairs Cloakroom with WC, wash hand basin and part tiled walls.

Double L Shaped Sitting Room with fireplace and mantle, two large bay windows with an aspect over the rear garden, second ornamental fireplace, door to rear garden.

Kitchen / Breakfast Room. Fitted with a comprehensive range of wall and base units with worktop surfaces, sink and drainer, space and plumbing for washing machine and dishwasher, space for cooker, large larder cupboard, door to rear garden.

Staircase from Entrance Hall to **First Floor Landing** with hatch to loftspace and cupboard housing hot water cylinder.

Bedroom One with rear garden aspect and a range of built in wardrobe cupboards.

Bedroom Two with rear garden aspect.

Bedroom Three with front aspect.

Bedroom Four with front aspect.

Family Bathroom comprising of a panelled bath with over bath shower, inset wash hand basin with storage below, heated towel rail and tiled walls. **Separate WC** with tiled walls.

Rear Garden. A substantial south facing garden backing onto fields, mainly laid to lawn with mature hedging and a selection of well stocked flower beds. Large patio area and timber shed. Gated access to front driveway. **Detached Garage** with two doors and rear pedestrian access.

Elm Close is a sought after and conveniently situated private residential road in central Farnham Common. M40 (J2) 2.5 miles, Gerrards Cross 3.6 miles with fast mainline trains to London Marylebone, Beaconsfield 4.5 miles, Heathrow Airport 15.0 miles. All distances are approximate.

Farnham Common is ideally situated for access to London. Trains to London (Paddington) are available from Burnham, Taplow and Maidenhead. Gerrards Cross and Beaconsfield provide the Chiltern Line to London Marylebone. The Elizabeth Line from Slough or Burnham gives a fast service to Canary Wharf, the City and the West End.

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. The area has a very good choice of both state and independent schools. The county of Buckinghamshire is one of the last UK counties to maintain the grammar school system and local schools include Burnham Grammar (Co Ed) and Beaconsfield High School (girls). Local independent schools include High March, Wycombe Abbey and Godstowe (girls) and Davenies and Caldicott (boys) and Dair House (Co Ed).

EPC RATING: E **COUNCIL TAX BAND: G**



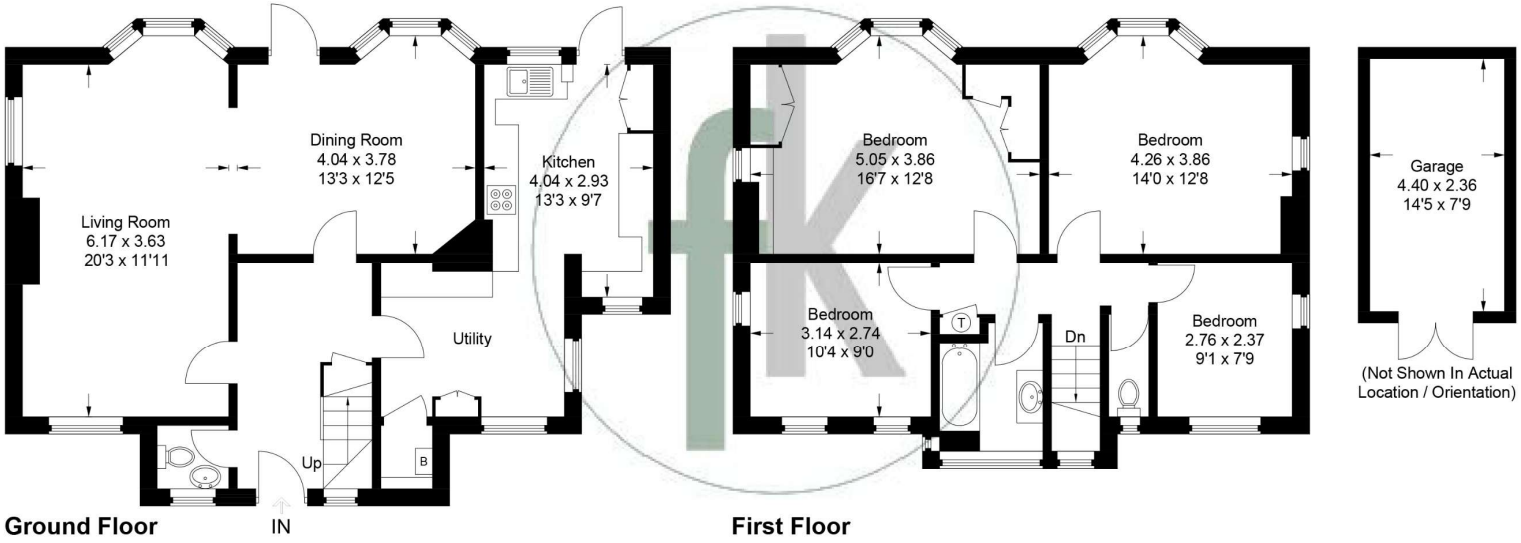




Wayside Elm Close

Approximate Gross Internal Area
Ground Floor = 72.3 sq m / 778 sq ft
First Floor = 61.3 sq m / 660 sq ft
Garage = 10.3 sq m / 111 sq ft
Total = 143.9 sq m / 1,549 sq ft

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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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