



RADICI, ONE PIN LANE, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3RD – £1,250,000 FREEHOLD

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A substantial and immaculately presented five bedroom detached family house with accommodation over three floors and a large south facing garden.

Benefitting from a large and gated frontage with ample parking, the house is located in a highly sought after residential road and offers stylish and contemporary modern living.

Gated Front Driveway with ample parking provision for numerous cars. Covered entrance way with door to **Entrance Hall** with wooden flooring, staircase to first floor and understairs storage cupboard. **Downstairs Shower Room** with large shower cubicle, wash hand basin, WC, tiled flooring and walls.

Spacious and elegant **Sitting Room** with glazed doors leading to terrace and Rear Garden, fireplace with stone mantle and inset gas fire, wooden flooring. Sliding doors intercommunicating with

Kitchen/Dining/Family Room. Stunning and well proportioned room, fitted with a comprehensive range of wall and base units with centre island unit and granite work top surfaces. Comprehensive range of integrated appliances including two ovens, microwave, wine chiller and Quooker tap. Area for Dining Room Table with storage cupboard and overhead skylight, Sitting Area with aspect over Rear Garden and access via two sets of bi folding doors. Tiled flooring throughout.

Utility Room fitted with a range of units with sink and drainer, space and plumbing for washing machine and dryer, tiled flooring, side door to front driveway. **Downstairs Cloakroom** with WC and encased cistern, wash hand basin, tiled flooring and walls. Door to **Storage Room** with pressurised hot water cylinder, up and over roller door.

Study with wooden flooring.

First Floor Landing with storage cupboards and staircase to Second Floor.

Bedroom One fitted with a comprehensive range of built in wardrobe cupboards, aspect over Rear Garden and air conditioning unit. **En Suite Bathroom** with a large walk in shower cubicle, WC and wash hand basin with storage below, heated towel rail.

Bedroom Two with Rear Garden aspect and a range of built in wardrobe cupboards and air conditioning unit.

Bedroom Three with built in wardrobe cupboards and Rear Garden Aspect.

Bedroom Four / Study with front aspect.

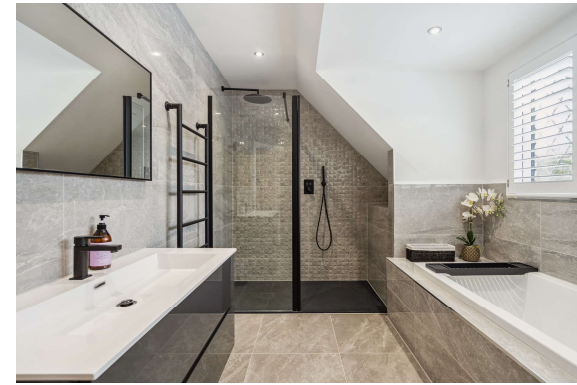
Family Bathroom comprising a panelled bath with tiled surround, large walk in shower cubicle, double wash hand basin with storage below, heated towel rail, tiled flooring and walls, window.

Staircase to **Second Floor** with **Bedroom Five. Adjacent Shower Room** with walk in shower, WC, inset wash hand basin with storage below.

Rear Garden. Southerly facing and mainly laid to lawn with a large raised patio area with external lighting and retractable sun awning. Well stocked and established flower beds, mature trees, gated side access and large timber shed.

EPC RATING: C

COUNCIL TAX BAND: G



Radici, One Pin Lane

Approximate Gross Internal Area (Including Store)

Ground Floor = 135.8 sq m / 1,462 sq ft

First Floor = 96.2 sq m / 1,035 sq ft

Second Floor = 25.0 sq m / 269 sq ft

Total = 257.0 sq m / 2,766 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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