

FIRTREES, 2 BARN CLOSE, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3JB. GUIDE PRICE £1,100,000 FREEHOL

Located in a gated private road, a substantial detached four bedroom family house, situated within a mature plot of just under one third of an acre.

The house is in need of some updating but offers considerable potential and is available with no upper chain.

Front Garden, mainly laid to lawn with mature and established hedging, ample parking area with shingle driveway.

Front door leading to **Entrance Hall** with staircase to first floor, understairs storage cupboard and wooden flooring.
Downstairs Cloakroom with wash hand basin, WC, part tiled walls and window.

Double aspect **Sitting Room**, approached via double doors with a large picture window giving an aspect over the front garden. Fireplace with wooden mantle and marble inserts, wooden flooring.

Dining Room is a well proportion room with wooden flooring and glazed double doors giving access to and an aspect over the rear garden. **Study** with a recessed storage area and view over side garden.

Kitchen fitted with a range of wall and base units with worktop surfaces, sink and drainer, space for cooker, space and plumbing for dishwasher, pedestrian door to Garage. Leading to a **Conservatory/Breakfast Room** with access to and aspect over the Rear Garden.

First Floor Landing with hatch to loftspace and shelved cupboard housing hot water cylinder.

Bedroom One (front facing) is a well proportioned room with two recessed wardrobe cupboards. Door to **En Suite Bathroom** comprising of a panelled bath, wash hand basin, bidet and WC. Part tiled walls, heated towel rail and mirrored wall cabinet.

Bedroom Two (rear facing) with a built in shelved cupboard and recessed wardrobe cupboard.

Bedroom Three (rear facing) with recessed wardrobe cupboard.

Bedroom Four (side facing) with recessed wardrobe cupboards.

Family Bathroom comprising of a panelled bath with mixer taps and overbath shower and screen, WC, wash hand basin, heated towel rail.

Double Garage with up and over electric door, power and light. Pedestrian access to Kitchen. Adjacent **Workshop/Storeroom**.

Rear Garden. A mature and extensive garden, mainly laid to lawn and extending to two sides of the property. A selection of established trees and shrubs offering excellent privacy and screening, patio are and side garden with greenhouse.

Barn Close is a is a sought after and gated private cul de sac centrally located in Farnham Common

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

Council Tax Band: G EPC Rating: D

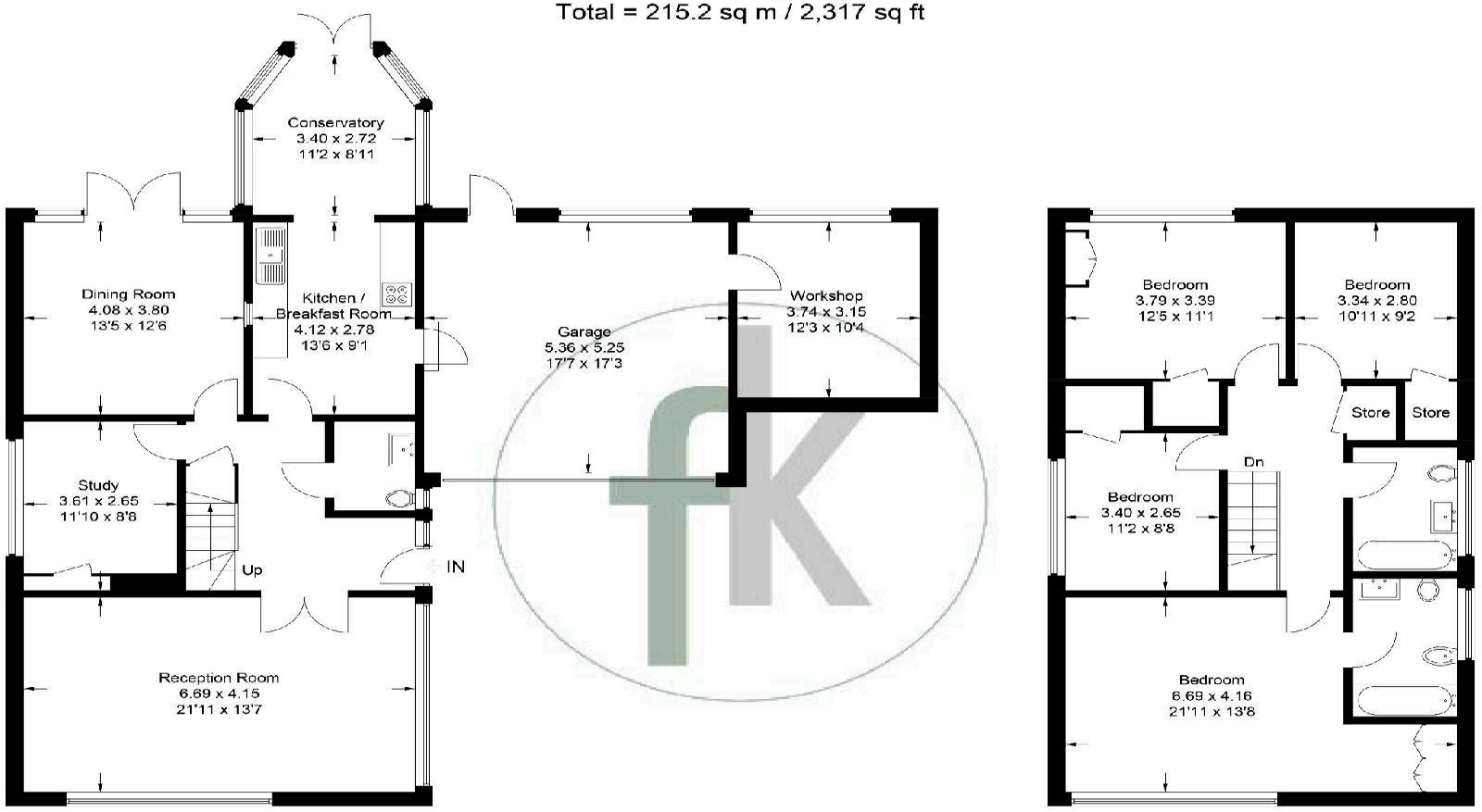






Firtrees, 2 Barn Close Farnham Common Bucks, SL2 3JB

Approximate Gross Internal Area
Ground Floor = 133.2 sq m / 1,434 sq ft
(Including Garage)
First Floor = 82.0 sq m / 883 sq ft
Total = 215.2 sq m / 2,317 sq ft



Ground Floor **First Floor**

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.

© CJ Property Marketing Ltd







