



9 BADGERS WOOD, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3HH. GUIDE PRICE £1,100,000 FREEHOLD

An immaculately presented three bedroom detached family house offering close to 2500sq ft of total accommodation and situated in a mature and wider than average plot, with a west facing garden.

Badgers Wood is a popular cul de sac, located off Templewood Lane and is within walking distance of Farnham Common Village and Burnham Beeches.

The house is approached via a lawned front garden with a block paved driveway offering ample parking provision.

Front door leading to spacious **Entrance Hall** with wooden flooring, staircase to first floor and understairs storage cupboard and cloaks cupboard. **Downstairs** Cloakroom comprising of a WC, wash hand basin and window.

Elegant and well proportioned **Living Room** with an inset gas fire leaving via bi folding glazed doors to a **Conservatory** with tiled flooring, access to and aspect over the Rear Garden.

Double aspect **Study** with views over the Front Garden.

Dining Room with double glazed doors giving an aspect over and access to the Rear Garden.

Double aspect **Kitchen / Breakfast Room** fitted with a comprehensive range of wall and base units providing ample worktop surfaces, large integrated multi ring gas hob with overhead extractor, stainless steel sink with mixer taps, drainer and drinking water supply, integrated oven and microwave oven, integrated dishwasher. Underfloor heating, tiled splash backs and flooring, space for breakfast table.

Utility Room fitted with a comprehensive range of wall and base units with worktop surfaces, stainless steel sink with mixer taps and drainer, space and plumbing for washing machine and dryer, door with access to Rear Garden, further door with access to Double Garage.

Staircase from Entrance Hall to large **Landing** with front aspect and hatch to **large boarded loftspace** (this has been designed to give potential for two further bedrooms, subject to consents)

Bedroom One (rear facing) fitted with an extensive range of wardrobe cupboards, drawers and dressing table leading to a further Dressing Room Area with further cupboard. Door to **En Suite Bathroom** comprising of a paneled bath with mixer taps and overbath shower and screen, inset wash hand basin with storage below, WC with encased cistern, tiled walls and heated flooring.

Bedroom Two (rear facing) with aspect over Garden.

Bedroom Three (rear facing) with aspect over Garden with built in wardrobe cupboard and further cupboard housing hot water cylinder.

Family Bathroom comprising a paneled bath with mixer taps and over bath shower and screen, wash hand basin with storage below, WC, tiled walls and flooring, heated towel rail.

Double Garage with up and over roller door, power and light, rear pedestrian access into house.

Garden. A beautifully presented garden, mainly laid to lawn and westerly facing. Extensive patio area and pathway leading to two garden sheds, well stocked and established flower beds and hedging, external taps and lighting, gated access to front driveway.

Badgers Wood is situated within easy walking distance of Farnham Common, a very popular Buckinghamshire village with a selection of interesting shops, pubs and restaurants including , 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 M40 and M4 motorways and close by and 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

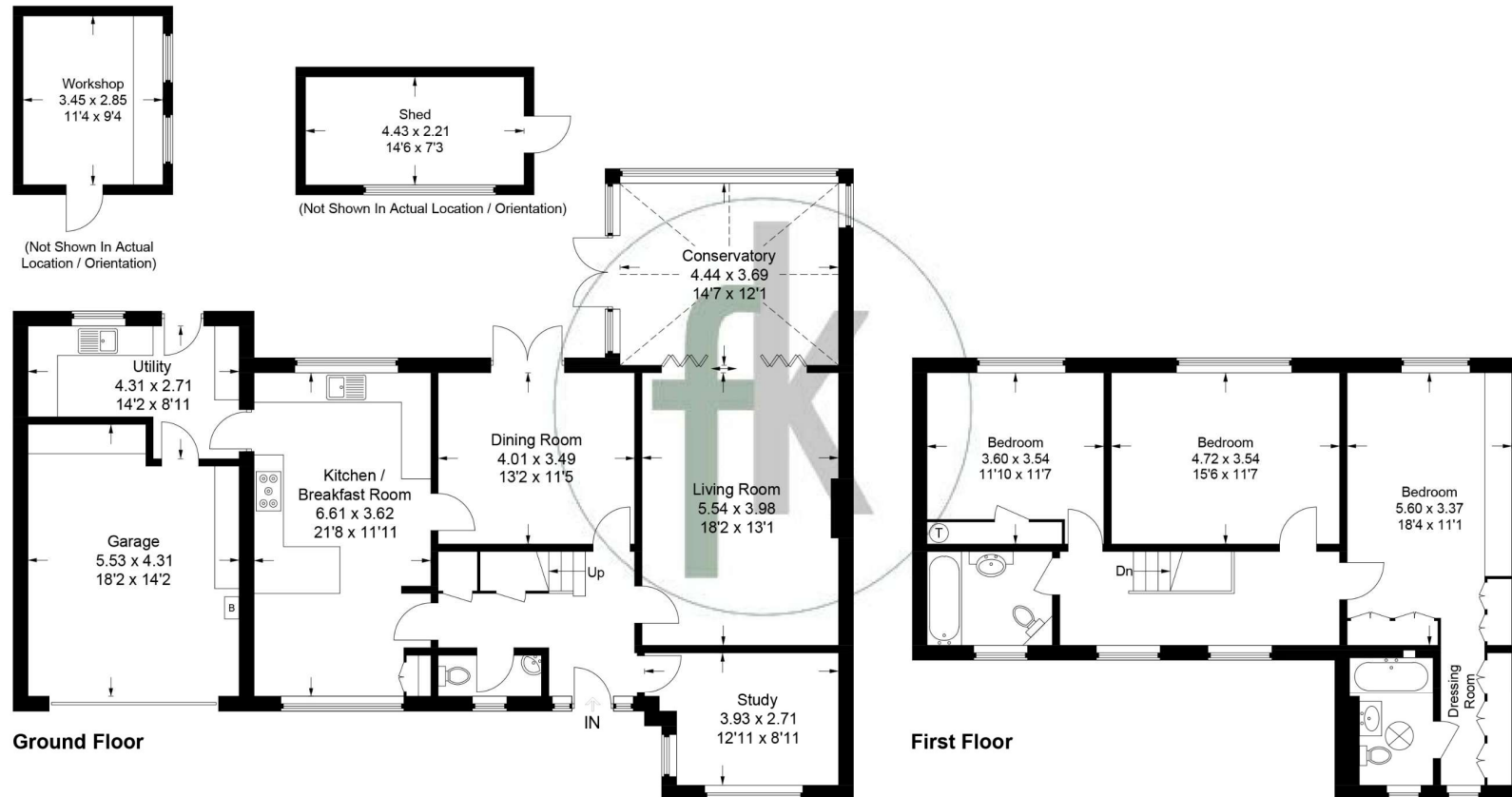
EPC Rating: C

Council Tax Band: G



9 Badgers Wood

Approximate Gross Internal Area
Ground Floor = 136.9 sq m / 1,473 sq ft
First Floor = 75.4 sq m / 812 sq ft
Outbuildings = 19.6 sq m / 211 sq ft
Total = 231.9 sq m / 2,496 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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