



36 INGLEGLEN, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3QA

Set within a popular cul de sac within walking distance of Farnham Common's village shops and local amenities, this extremely well presented mid terraced family home offers light and spacious accommodation throughout. The property benefits from three reception rooms, downstairs cloakroom, single garage & parking space. Viewing recommended.

- **THREE BEDROOM TERRACED HOME**
- **KITCHEN / BREAKFAST ROOM**
- **LIVING / DINING ROOM**
- **STUDY & CLOAKROOM**
- **ENTRANCE PORCH**
- **GARAGE & PARKING**
- **POPULAR CUL DE SAC**
- **WALKING DISTANCE OF LOCAL AMENITIES**

The property is approached via a pathway leading to the Entrance Porch and front door which opens into the open plan Living Room with feature fireplace and archway leading through to the Dining Room, both with large windows over looking the front and views over Burnham Beeches.

The Kitchen / Breakfast Room overlooks the rear garden and is well fitted with a range of floor and wall mounted units set to ample work tops incorporating a double oven, four ring gas hob and sink unit. There is space and plumbing for a washing machine, dishwasher and fridge freezer.

A rear Hallway with stairs to the first floor gives access to the downstairs cloakroom and Study which also overlooks the garden.

Upstairs there are three bedrooms served by a family bathroom.

To the rear of the property, the private and fully enclosed rear garden is mainly laid to lawn with pathway to the rear gate and door to garage with a parking space beyond with an electric vehicle charging point.

Ingleglen is a managed estate with some communal areas including lawns and flower beds.

LEASE: 999 years granted in 1963

SERVICE CHARGE & GROUND RENT: Last Service Charge £600pa (payable in two instalments) & Ground Rent is £5 per annum.

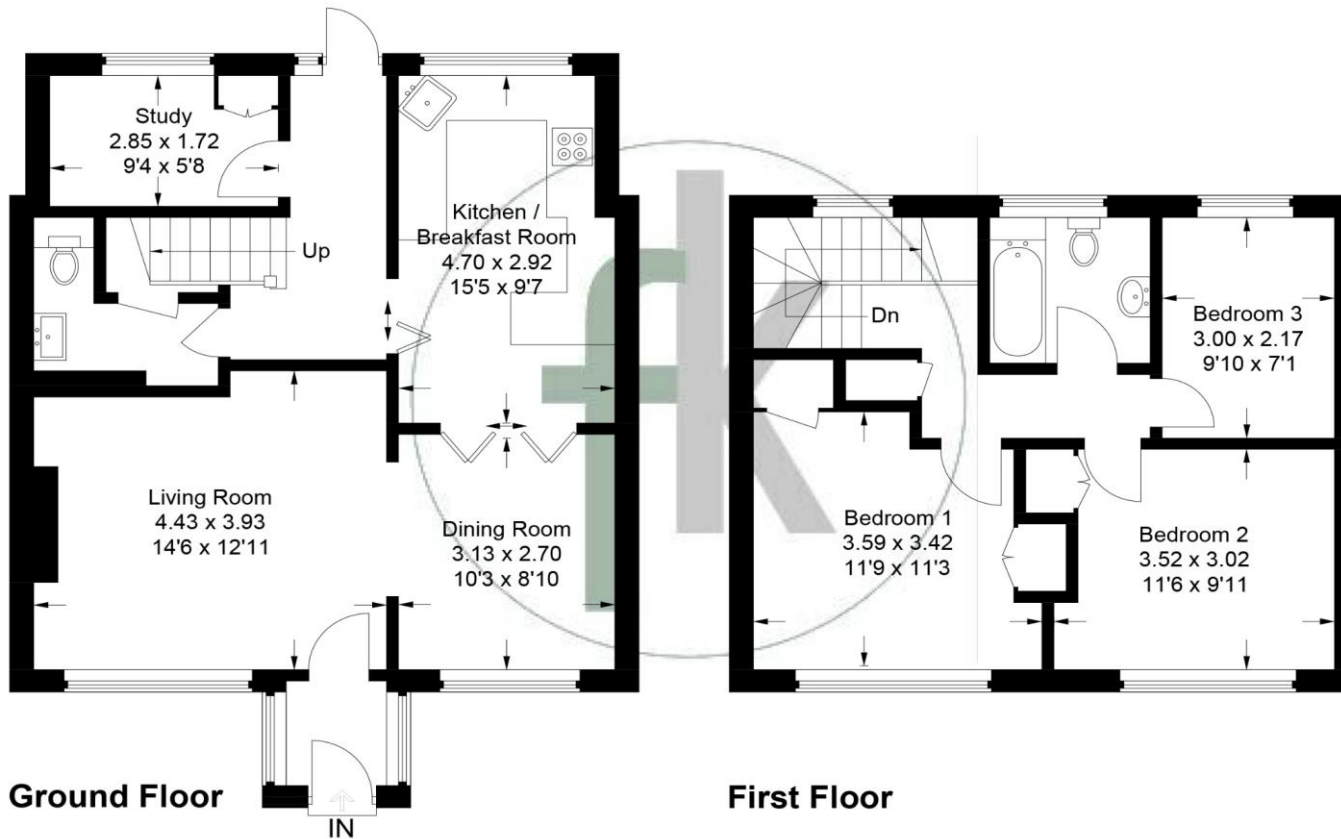
Conveniently located in the village of Farnham Common with its variety of boutique shops, restaurants including La Cantina, pubs and cafes as well as the ancient woodlands of Burnham Beeches which are ideal for dog walkers, keeping fit or just enjoying the great outdoors.

Beaconsfield and Gerrards Cross offer mainline railway stations to London Marylebone. There are also services to London Paddington from Slough and London Underground connections at Uxbridge. The new cross rail service will be operational from Taplow just a few miles away in 2020.

The M40 and M4 motorways provide access to the national motorway network and airports. The area is renowned for its educational system and the local area offers a range of both Grammar, state and private schools.



Approximate Gross Internal Area
Ground Floor = 73.3 sq m / 789 sq ft
First Floor = 43.6 sq m / 468 sq ft
Total = 116.9 sq m / 1,257 sq ft



Garage
5.38 x 2.63
17'8 x 8'8

(Not Shown In Actual
Location / Orientation)

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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