





## FIRKIN, ONE PIN LANE, FARNHAM COMMON, BUCKINGHAMSHIRE SL2 3RA

Situated on a popular road within easy reach of Farnham Common village shops and amenities, this four bedroom detached family home offers good sized accommodation with potential to upgrade and enlarge STPP. Benefitting from driveway parking, carport and garage, viewing is strongly recommended.

- Detached Family Home
- Four Double Bedrooms
- Bathroom & Shower Room
- Mature Rear Garden
- Kitchen
- Living / Dining Room
- Driveway Parking, Garage & Carport
- Solar Panels

To the front of the property a block paved driveway and level lawns are enclosed by a low brick wall which leads to the garage, carport and a spacious **Entrance Porch**. The front door leads to the internal **Hallway** with stairs to the first floor.

The **Living / Dining Room** is a L shaped design features a fireplace and has double doors leading to the **Conservatory** with further doors leading to the pretty garden beyond. There is also a downstairs **Shower Room**. The **Kitchen** also overlooks the garden and has side access.

Upstairs there are **Four Double Bedrooms** all served by a **Family Bathroom**.

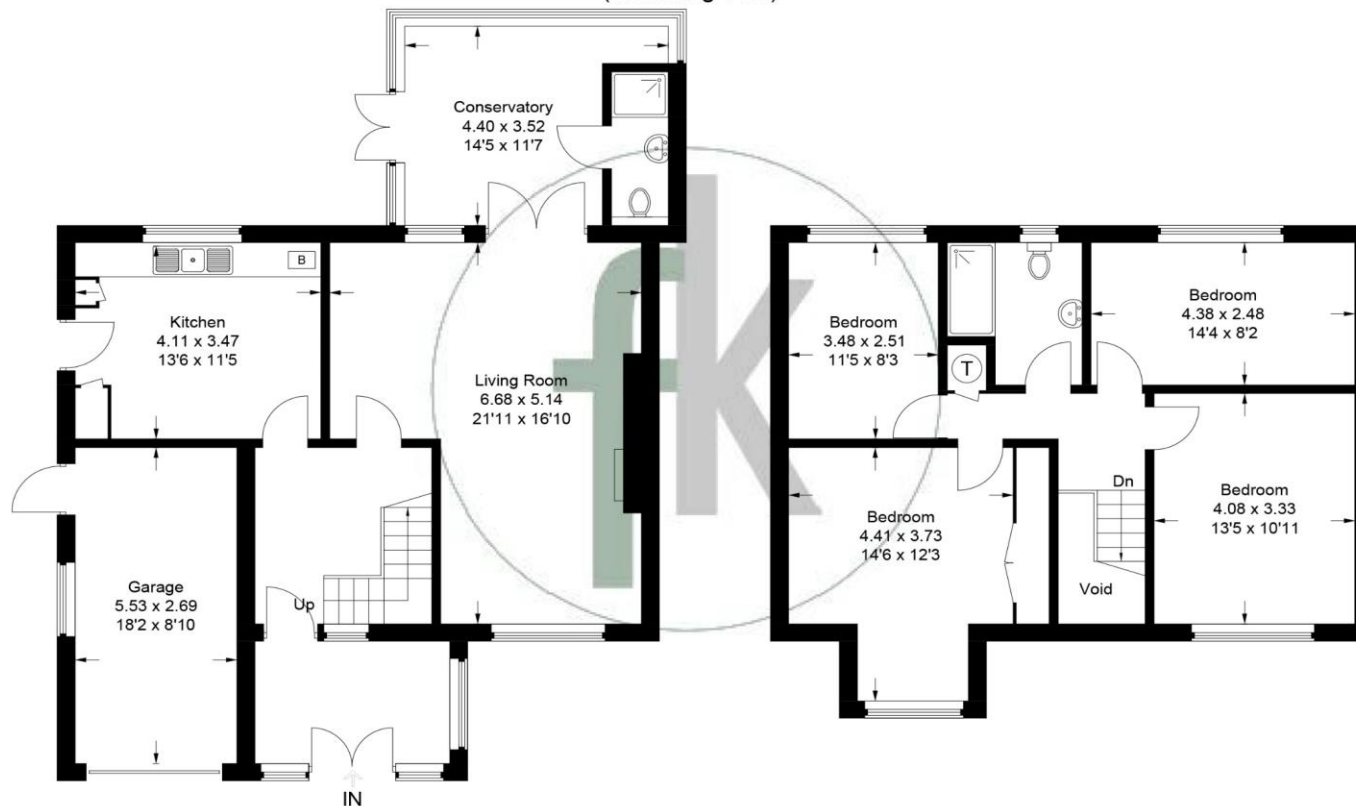
To the rear of the property the **Garden** has been well maintained, mainly laid to level lawn flanked by mature flower beds and trees, leading to a rear patio area ideal for catching the evening sun. There is side access linking to the front car port and side access to the garage. There is a full set of solar panels to the roof

One Pin Lane is a sought-after residential road in Farnham Common. The Village High Street nearby has numerous shops, pubs and restaurants and is within a few minutes level walk, as are the highly regarded Primary Schools. Good independent schools including Caldicott (boys preparatory) in Farnham Common, Dair House (mixed preparatory) in Farnham Royal and Maltmans (girls preparatory) in Gerrards Cross are also nearby, and the wider area is well regarded for its excellent grammar schooling. For a full list of catchment schools visit [buckscc.gov.uk](http://buckscc.gov.uk).

Farnham Common is ideally situated for numerous leisure facilities including the 500 acres of historic woodland at Burnham Beeches, ideal for its attractive country walks, cycling paths and a relaxing café. Ideally located for transportation links with easy access to the M40 and M4 motorways, close proximity to Heathrow Airport. For commuters, fast trains to London from nearby Slough and Gerrards Cross are a few minutes drive away.

## Firkin

Approximate Gross Internal Area  
 Ground Floor = 78.6 sq m / 846 sq ft  
 First Floor = 63.6 sq m / 684 sq ft  
 Garage = 15.1 sq m / 162 sq ft  
 Total = 157.3 sq m / 1,692 sq ft  
 (Excluding Void)



**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.

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| Energy Efficiency Rating                    |  |
|---|--|
| Very energy efficient - lower running costs |  |
| A   |  |
| B   |  |
| C   |  |
| D   |  |
| E   |  |
| F   |  |
| G   |  |
| Not energy efficient - higher running costs |  |
| England, Scotland & Wales                   |  |

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