



4 KEMSLEY CHASE, FARNHAM PARK LANE, FARNHAM ROYAL, BUCKINGHAMSHIRE, SL2 3LU – GUIDE PRICE £625,000 FREEHOLD

Tel: 01753 643222

A charming three bedroom semi detached family house situated in a small and popular development by Berkeley Homes with the benefit of 16 acres of communal grounds and a tennis court.

The house is offered with no upper chain and benefits from an en suite shower room to the main bedroom, a garage and a mature rear garden.

Front Garden with pathway to covered doorway leading to **Entrance Hall** with wood effect flooring.

Downstairs Cloakroom with WC, wash hand basin and window.

Spacious Sitting Room with wood effect flooring and glazed double doors giving access to the Rear Garden. Fireplace with wooden mantle and hearth, storage cupboard.

Kitchen fitted with a comprehensive range of wall and base units with ample tiled worktop surfaces, integrated gas hob with overhead extractor, integrated oven and space for fridge/freezer, tiled flooring and front facing window.

Staircase to **First Floor Landing** with linen cupboard and hatch to loftspace. **Bedroom One** is front facing with a range of built in wardrobe cupboards. Door to **En Suite Shower Room** with separate cubicle, WC, wash hand basin and part tiled walls.

Bedroom Two is rear facing with a built in cupboard and **Bedroom Three** is also rear facing with wood effect flooring.

Family Bathroom with a panelled bath with overbath shower and screen, WC, wash hand basin, part tiled walls and tiled flooring.

The Garden is mainly laid to lawn with a patio area and a selection of established trees and shrubs. Gated access to the front driveway. **Garage** with rear pedestrian access, up and over door, power and light. Parking provision for two cars on block paved front driveway.

The residents of Kemsley Chase have access to approximately 16 acres of communal gardens with includes a tennis court.

Estate Charge: TBC

Kemsley Chase is a popular residential development off Farnham Park Lane, within easy access of the village of 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

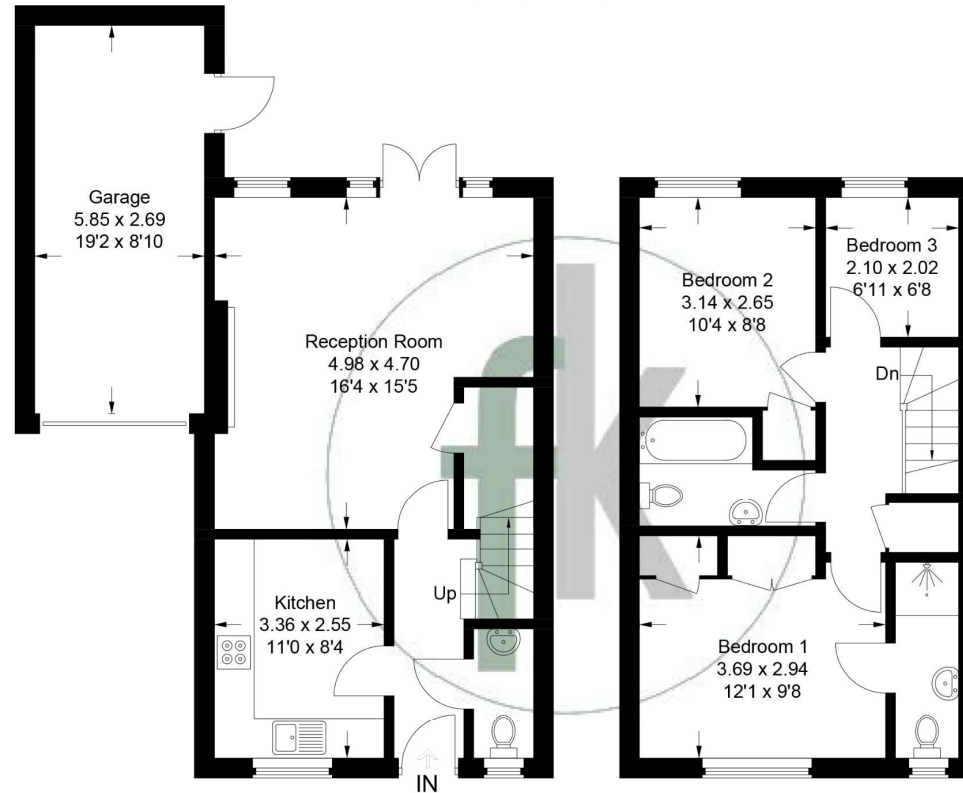
Council Tax Band: F

EPC Rating: C



Kemsley Chase, Farnham Royal, SL2 3LU

Approximate Gross Internal Area
 Ground Floor = 39.8 sq m / 428.9 sq ft
 First Floor = 41.1 sq m / 442.0 sq ft
 Garage = 15.7 sq m / 169.3 sq ft
 Total = 96.6 sq m / 1,040.3 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.

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