

5 FRENHAM WALK, FARNHAM COMMON,
BUCKINGHAMSHIRE, SL2 3QF

Tel: 01753 643222

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Situated within easy walking distance of Farnham Common Village, a two bedroom detached house requiring updating and modernisation.

Offering considerable potential, the house has attractive Front and Rear Gardens, a Garage and off street parking. Available with no upper chain.

- TWO BEDROOM DETACHED HOUSE
- CLOSE TO VILLAGE AMENITIES
- IN NEED OF MODERNISATION & UPDATING
- MATURE GARDEN
- GARAGE AND OFF STREET PARKING
- NO UPPER CHAIN

The house is approached via a lawned front garden with off street parking. **Entrance Hall** with staircase to First Floor and under stairs cupboard, spacious **Sitting Room / Dining Room** a fireplace and direct access to the Garden. Further ground floor accommodation consists of a double aspect **Kitchen / Breakfast Room** with door to side passage, a range of kitchen units and space for a breakfast table.

On the First Floor there is a landing with loft hatch, **two Bedrooms** a **separate WC** and a **Bathroom**.

Outside, there is a mature **Garden**, mainly laid to lawn with mature hedging, established flower beds and trees and a patio area. There is also a **Garage** with two outward opening doors onto the driveway.

Farnham Common Village is a short walk from the property and 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.

The village High Street 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.



5 Frensham Walk

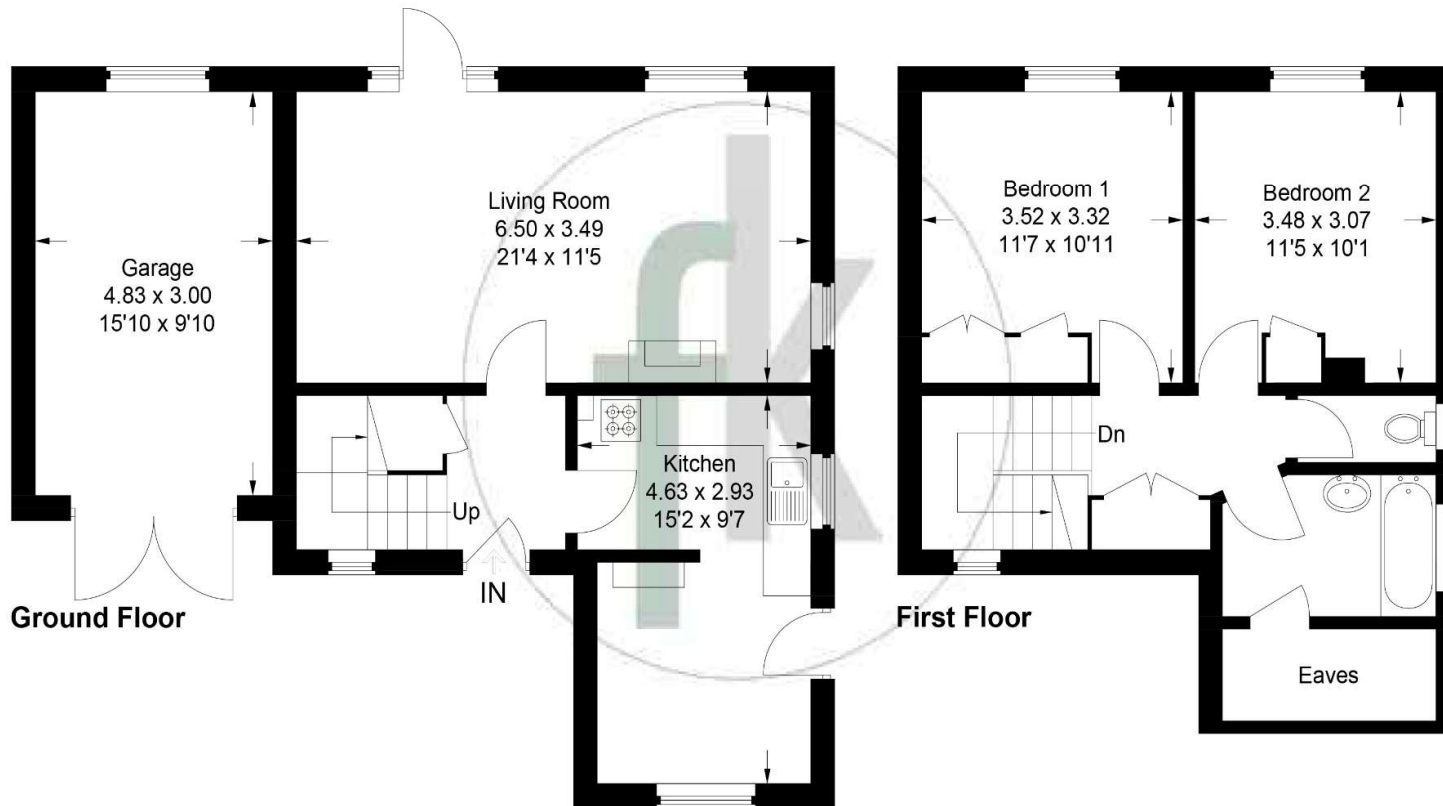
Approximate Gross Internal Area

Ground Floor = 43.7 sq m / 470 sq ft

First Floor (Excluding Eaves) = 37.9 sq m / 408 sq ft

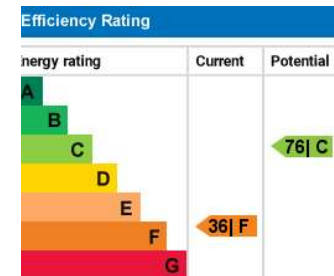
Garage = 14.9 sq m / 160 sq ft

Total = 96.5 sq m / 1,039 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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