



**FAIRCROUCH, BEECHES ROAD, FARNHAM COMMON, BUCKINGHAMSHIRE SL2 3PS**



**Faircrouch, Beeches Road, Farnham Common, Buckinghamshire SL2 3PS**

Just 'a stones throw' from Burnham Beeches and within short walking distance of Farnham Common village shops, this delightful two/three bedroom bungalow, with detached garage, has plenty of scope to update and enlarge stpp. There is no onward chain.

- **Detached Bungalow**
- **Two / Three Bedrooms**
- **Kitchen / Breakfast Room**
- **Living Room**
- **Front Garden and Rear Courtyard**
- **Potential to Extend STPP**
- **Stroll to Burnham Beeches and Village shops**
- **NO ONWARD CHAIN**

To the front of the property there is a garage with up and over door and pedestrian door to the side and attached green house. A pathway leads to a patio area which sweeps across the front of the house with steps to the front door.

The garden is predominantly to the front of the property and is mainly laid to lawn with a variety of mature shrubs and planting to the beds and boundaries.

The front door leads to the Entrance Hallway with doors to all rooms and access to the loft space (which could be converted STPP).

Bedroom One is a bright and sunny front aspect room with fitted wardrobes. Bedroom Two has a rear aspect over the courtyard garden and Bedroom Three (currently in use as a Dining Room) has a side aspect. All bedrooms are served by a family bathroom.

The bright and spacious Living Room overlooks the front garden via a Bay window and currently has and has a gas fireplace.

The Kitchen / Breakfast Room has ample work tops incorporating a breakfast bar, one and a half bowl sink unit with work tops below and further storage cupboards house the hot water cylinder and boiler. There is a side door which leads to a side porch and a lean-to which in turn gives access to the rear courtyard.

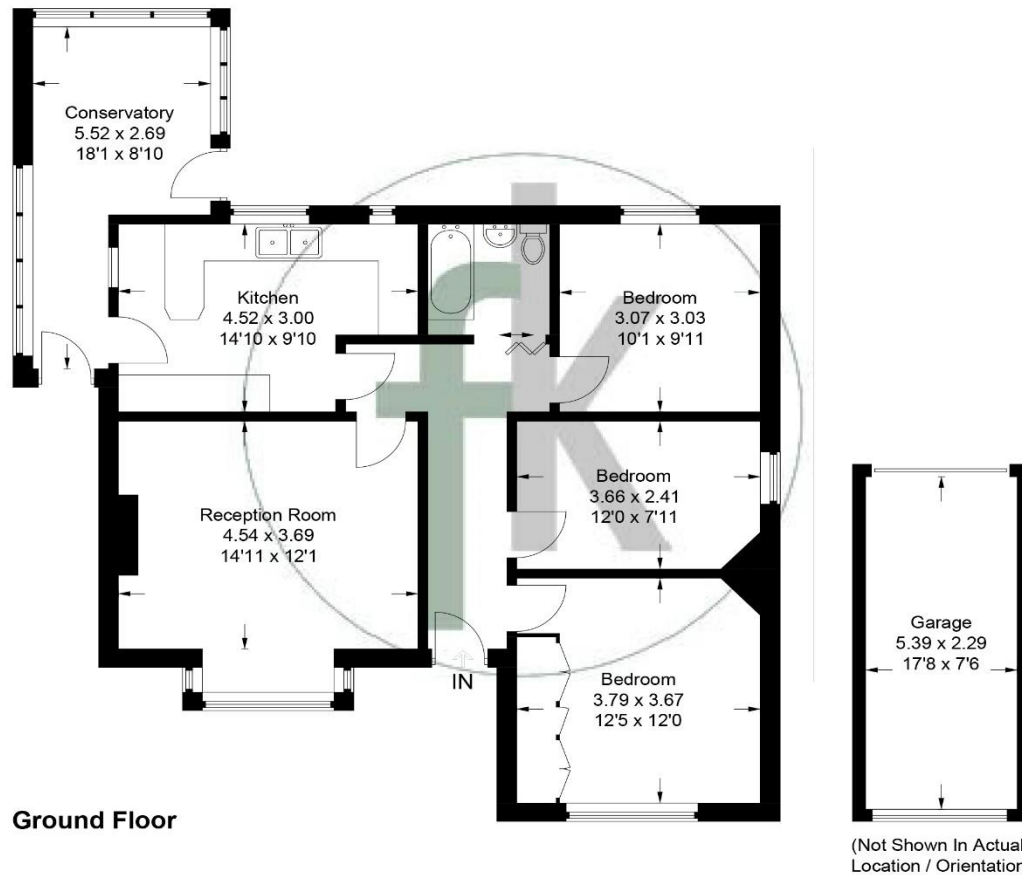
Conveniently located in the centre of Farnham Common village with its variety of boutique shops, restaurants including La Cantina, pubs and cafes as well as the ancient woodlands of Burnham Beeches which are ideal for dog walkers, keeping fit or just enjoying the great outdoors.

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 2021.



## Faircrouch

Approximate Gross Internal Area  
Ground Floor = 90.0 sq m / 969 sq ft  
Garage = 12.4 sq m / 133 sq ft  
Total = 102.4 sq m / 1,102 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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# Awaiting EPC

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