



Crispin Way

Farnham Common, Buckinghamshire

STRUTT
& PARKER

BNP PARIBAS GROUP

A charming detached four bedroom home set in delightful gardens, located in a peaceful crescent.

This attractive and well-maintained home features bright, light accommodation over two floors with excellent potential to extend and modernise if desired.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



DELIGHTFUL GARDENS



FREEHOLD



VILLAGE



1,884 SQ FT



**GUIDE PRICE
£995,000**



The property

Well situated in a highly sought road in this ever-popular Village, this much loved home has been in the same ownership for nearly sixty years.

A welcoming entrance hall leads to a double aspect sitting room with a French door leading a fabulous garden. A brick fireplace is fitted with a living flame gas fire creating a cosy focal point. Double doors open into the dining room, from which leads a conservatory.

The kitchen/breakfast room is fitted with a good range of cupboards and domestic appliances including 5 ring, range style cooker. Adjacent is a utility room with space and plumber for washing machine, fitted sink and cupboards. Also off the entrance hall is a cloakroom and storage cupboards.

On the first floor there are four double bedrooms and two bathrooms.



Outside

The property is approached over a shingle driveway providing parking and access to an integral garage with remote electric roller door. There is a shaped lawned area with flower beds well screened by hedging. Gated side access leads to the rear garden. At the rear, the beautifully landscaped gardens are a generous size and feature shaped lawns, well stocked flower beds, screened by tall hedging. Partially separated by flower beds and an arbour, there is a further area of lawned garden, and beyond is a potting shed and compost area.

Location

Farnham Common is a charming Buckinghamshire village with a real community feel, nestled against the renowned ancient Woodland of Burnham Beeches. Farnham Common's high street provides all of the practical amenities required for day-to-day living, including a variety of shops, restaurants and cafes.



Distances

- M40 (Junction 2) approx 3 miles
- M25 (junction 15) approx 6 miles

Nearby Stations

- Burnham Railway Station approx 3.5 miles
- Gerrards Cross Railway Station approx 4 miles

Key Locations

- Burnham Beeches (Designated National Nature Reserve)
- Black Park Country Park
- Farnham Park

Nearby Schools

- Farnham Common Junior School
- Beechwood Secondary School
- Burnham Grammar School
- Beaconsfield High School



Approximate Gross Internal Area
 Ground Floor = 84.9 sq m / 914 sq ft
 First Floor = 71.4 sq m / 768 sq ft
 Garage / Shed = 18.8 sq m / 202 sq ft
 Total = 175.1 sq m / 1,884 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.

Floorplans

House internal area 1,682 sq ft (156.04 sq m)

For identification purposes only.

Directions

SL2 3UD

what3words: ///digit.trick.adopt

General

Local Authority: Buckinghamshire Council

Services: Mains gas, electric, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Tenure: Freehold

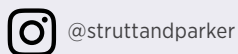
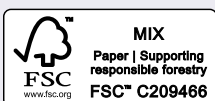
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Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

01753 891188

gerrardscross@struttandparker.com
struttandparker.com



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