



85 Mayflower Way, Farnham Common, Buckinghamshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

85 Mayflower Way Farnham Common Buckinghamshire SL2 3UA

An impressive four bedroom detached family home offering well presented accommodation, a south facing rear garden and offers further scope to for extension (STPP).

Farnham Common 0.5 miles, M40 (J2) 2.9 miles, Gerrards Cross mainline station 3.9 miles (London Marylebone 23 minutes), Slough station 5.2 miles (London Paddington 15 minutes), Central London approx. 27 miles

Entrance hall | Cloakroom | Living room
Dining room | Kitchen | Utility room
4 Bedrooms | Family bathroom | Separate WC
Garage | Garden | EPC Rating D

The property

On the ground floor the inner hall gives you direct access to the living room, kitchen, dining room and a cloakroom. The living room is a good size with French doors that lead out to the garden and features front and rear aspect windows. The dining room is double aspect with a front facing bay window. The kitchen has modern units with a breakfast bar and an adjoining utility room. A cloakroom completes the downstairs accommodation.

On the first floor there are four double bedrooms and a contemporary family bathroom with an additional WC. The principal bedroom has a lovely triple aspect, with bedrooms two and three also facing the rear, overlooking the garden and fields beyond. Completing the first floor is a front facing fourth bedroom, that has fitted wardrobes and again has a double aspect.

Outside

The spacious frontage offers a carriage driveway giving you parking for numerous vehicles and access to the double garage.

The stunning, south-west facing rear garden has a large patio with steps down to a good size lawn and backs onto Farnham Commons Sports Fields.

Location

The popular Buckinghamshire village of Farnham Common has a post office, shops, small supermarkets, cafes, restaurants and pubs. The towns of Beaconsfield, Gerrards Cross, Windsor and Maidenhead are all within easy reach, offering excellent shopping, amenities and a variety of supermarkets, as well as a varied selection of leisure and cultural facilities. Central London is just 23 minutes away by train from nearby Gerrards Cross.

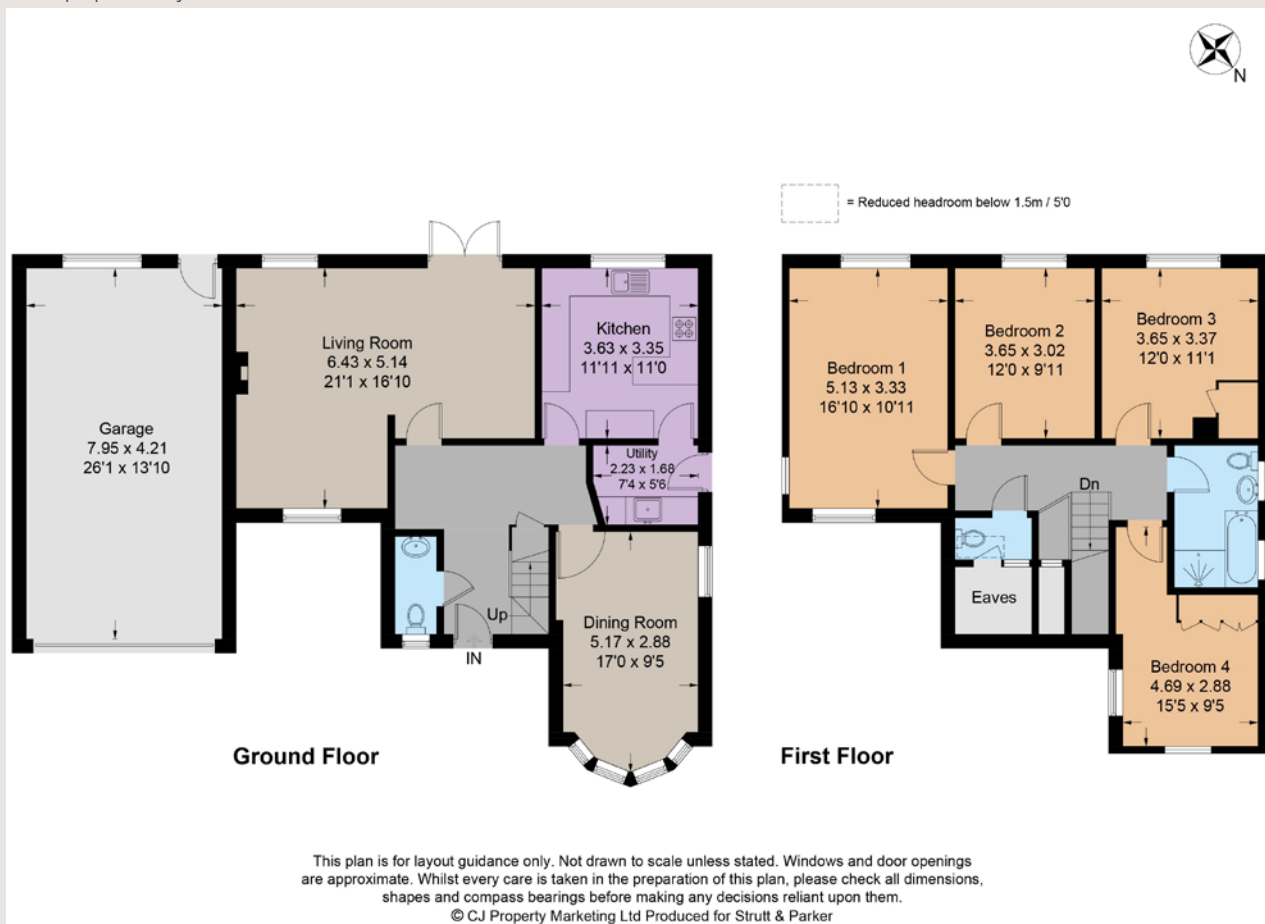
Farnham Common, and neighbouring Farnham Royal boast several highly regarded schools, including Farnham Common Infant and Junior Schools, St Mary's Farnham Royal Church of England Primary School, Dair House Pre-Preparatory and Caldicott Preparatory School. The property is also located in catchment area for excellent grammar schools.

Recreational facilities in the area are plentiful, with a village sports club offering many activities. There are also many excellent golf clubs and nearby Burnham Beeches boasts beautiful woodland circa 400 acres.





Floorplans
House internal area 1,600 sq ft (148.7 sq m)
Garage 365 sq ft (33.9 sq m)
Total 1,965 sq ft (182.6 sq m)
For identification purposes only.



Directions

From Strutt & Parker's Gerrards Cross office, head south-west on Packhorse Road/B416 for 2.3 miles. Turn right Collum Green Road and at the cross roads turn right into One Pin Lane. Take the fourth turning on the left into Mayflower Way and the property can be found a short distance along on the right hand side.

General

Local Authority: South Buckinghamshire Council
Services: Gas, electric, mains water and mains drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,075,000

Gerrards Cross

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