



HILTON KING & LOCKE
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97 Langtons Meadow, Farnham Common, Buckinghamshire. SL2 3NS.

£385,000

This well-maintained and welcoming end-of-terrace house offers a perfect blend of comfort and convenience in the heart of Farnham Common.

Downstairs features a lovely living room (12'4 x 11'8 / 3.76m x 3.56m), full of natural light and ideal for relaxing or entertaining. The kitchen (10'8 x 11'9 / 3.25m x 3.58m) is in brilliant condition and provides direct access to a private rear garden, offering a fantastic outdoor space for families or summer dining.

Upstairs, you'll find a spacious master bedroom (12'4 x 11'8 / 3.76m x 3.56m), a second bedroom (7'3 x 6'11 / 2.21m x 2.11m) that's perfect for a child's room, study, or guest space, and a clean, well-kept bathroom.

The property is immaculately presented, with a bright, airy feel throughout – ready for immediate move-in.

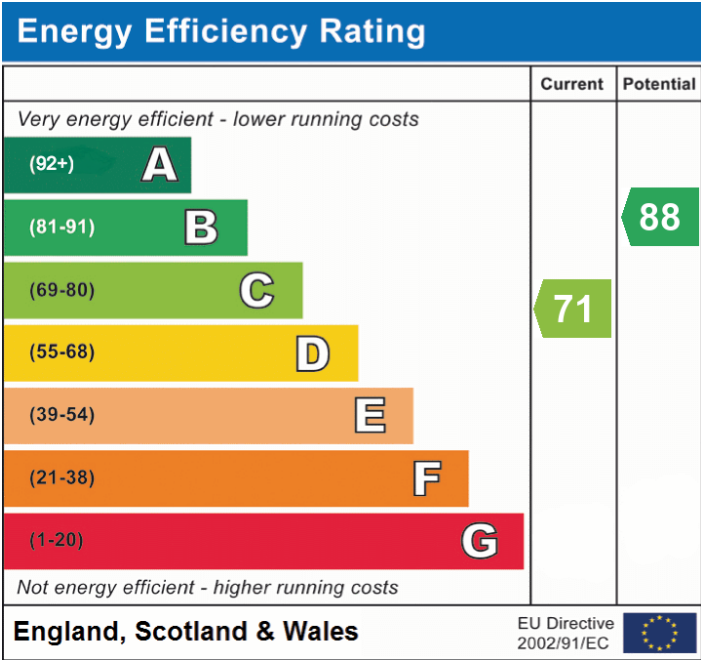
Located just a short walk from The Broadway, this home benefits from excellent local amenities and easy access to Burnham Beeches, offering scenic walks and woodland trails. An ideal home – early viewing recommended!

THE AREA



Farnham Royal and Farnham Common are well served by road and rail links with the larger neighbouring towns of both Gerrards Cross and Beaconsfield providing direct rail access into London Marylebone in around 20 minutes. Crossrail at nearby Burnham provides commuters with easy access across central London to Canary Wharf. The property is within easy reach of The Broadway in Farnham Common with its local amenities which include Tesco, Sainsbury and Costa. The M40/M25 and M4 are also all within easy reach.

Buckinghamshire and the Farnham Common area is renowned for its excellent grammar schooling along with a range of state and independent schools including Caldicott in Farnham Common, Dair House in Farnham Royal and Maltmans in Gerrards Cross, the area also has its own excellent Infant and Junior Schools which are both walking distance to the property.



Important Notice
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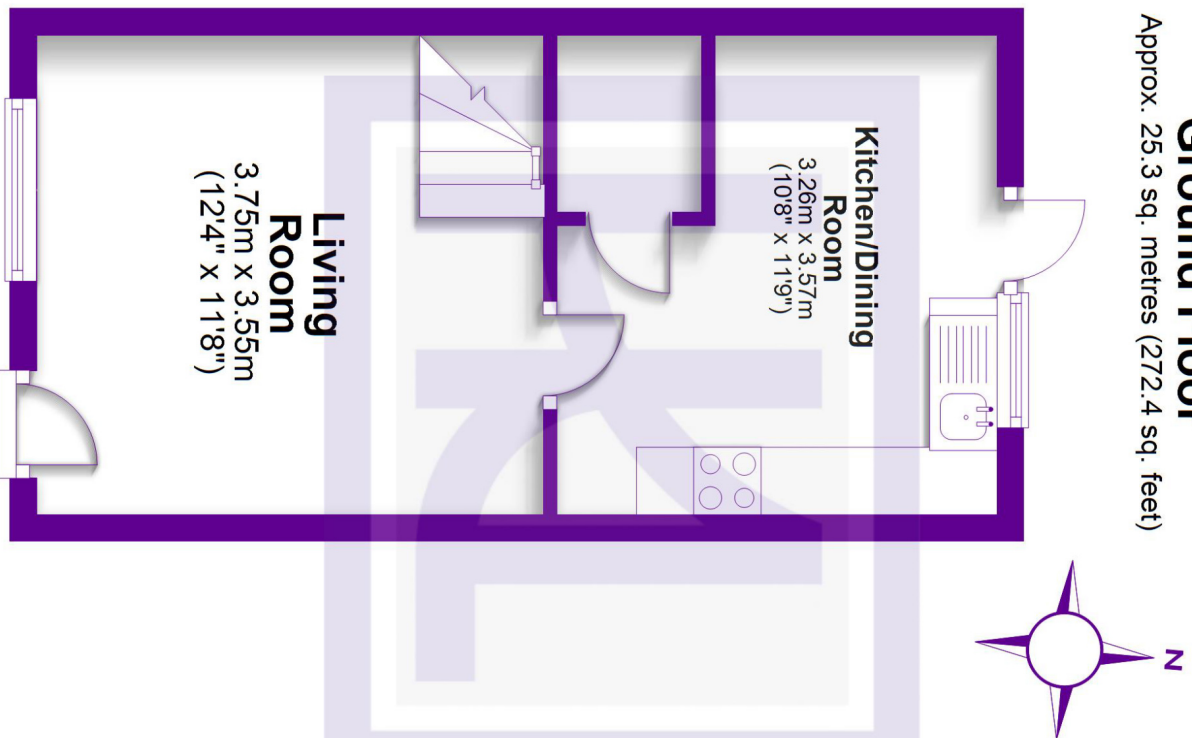


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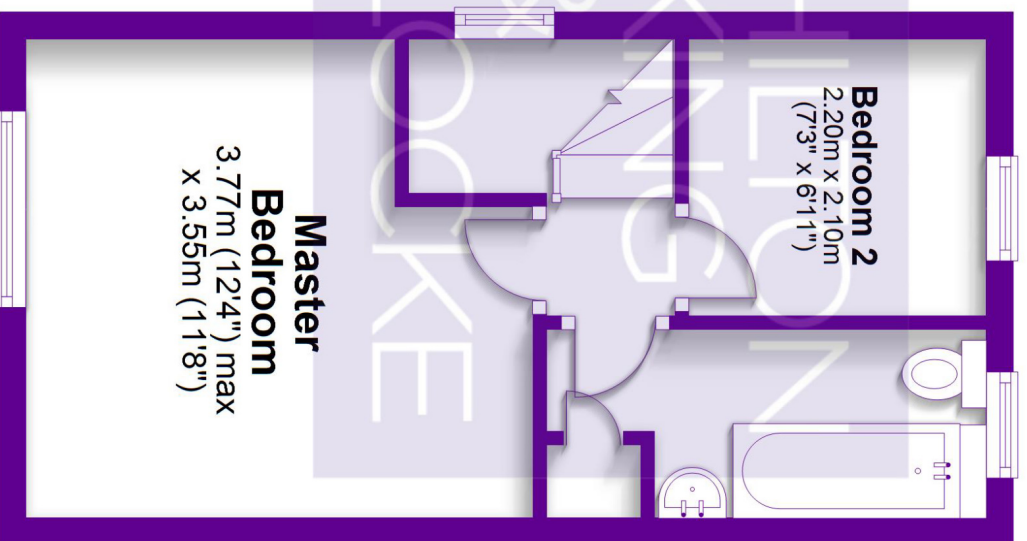
Ground Floor

Approx. 25.3 sq. metres (272.4 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.8 sq. feet)



Total area: approx. 50.7 sq. metres (546.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are

approximate only.

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