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Rectory Close, Farnham Royal, Buckinghamshire. SL2 3BG.

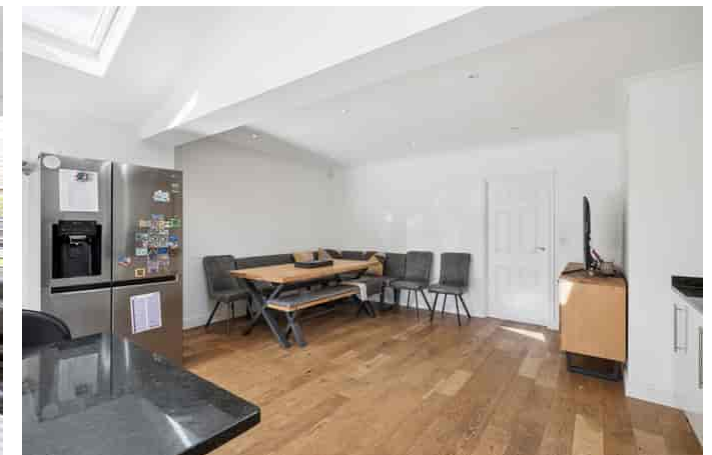
Offers in Region of £665,000 Freehold

This beautifully presented and extended link detached house comes to the market highly recommended as it is beautifully presented with both great sized and light, airy accommodation throughout, which extends to over 1500 square ft.

In 2024, planning permission was granted to add a part single/part two storey side/rear extension, which if built would provide a study, shower room, playroom and bedroom on the ground floor, plus a further bedroom and bathroom upstairs. Here is the link to the South Bucks Planning Portal: (<https://publicaccess.buckinghamshire.gov.uk/online-applications/applicationDetails.do?keyVal=SKFDTUESIMB00&activeTab=summary>)

It's best feature is the stunning 23ft x 16ft kitchen/dining area which offers extensive fitted units, granite work surfaces, full range of integral appliances, a centre isle with breakfast bar plus space for a large dining table, while also offering great views of the garden. There is also enough space to house an American sized fridge freezer.

Also on the ground floor is a double aspect 17'1 x 11'11



living room with feature fireplace, a utility room and a shower room. High quality engineered wooden flooring features in the kitchen/dining area and also the hallway.

Upstairs are three lovely light and airy bedrooms, one being a twin aspect and an impressive 17'2 x 10'3 and another offering a lovely dual aspect. Even the smallest bedroom is over 12ft. A modern and contemporary styled bathroom completes the internal accommodation, which includes a panel bath with shower over and screen.

The South West facing rear garden is laid to lawn with flower borders, has a patio, children's play shed plus a play area. This area is very well kept and is both an excellent size and private. To the front is a driveway with ample off street parking and a single garage.

This quiet cul-de-sac location which is walking distance to St Mary's C of E Primary School, Farnham Royal's amenities plus giving quick access to the M4, M40 and M25.



Important Notice

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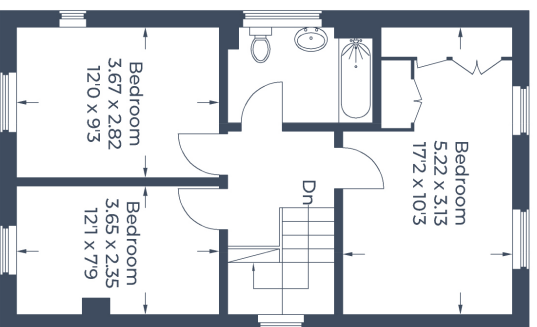
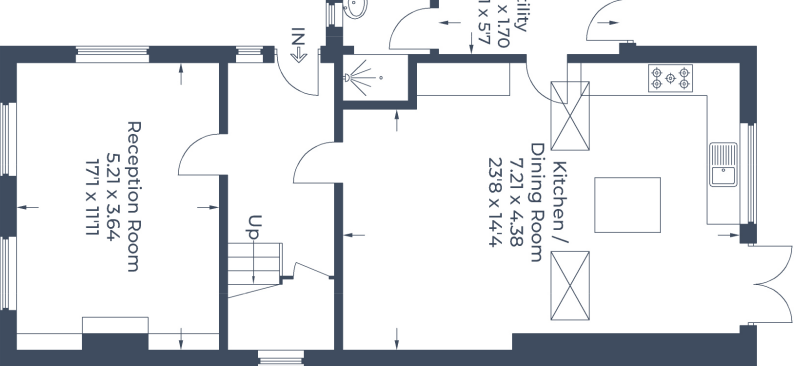


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Approximate Gross Internal Area
Ground Floor = 79.1 sq m / 851 sq ft
First Floor = 47.5 sq m / 511 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 140.0 sq m / 1,506 sq ft



First Floor

Illustration for identification purposes only.
measurements are approximate, not to scale.
CJ Property Marketing Produced for Hilton King And Locke