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Montague Close, Farnham Royal, Buckinghamshire. SL2 3DW.

£500,000 Freehold

Recently refurbished, exquisite four bedroom townhouse that blends modern living with outdoor allure.

Internally and on the ground floor, is a kitchen which received a tasteful makeover in 2014 featuring a gas hob and built-in dishwasher. Heading to the rear of the property reveals an open-plan living and dining area, bathed in natural light. Double doors connect this inviting space to the garden, effortlessly bringing the outdoors in.

A downstairs toilet adds convenience and completes the ground floor.

On the first floor, you'll find Bedroom two, complete with a fitted wardrobe and an en-suite shower room, bedroom three is a double and overlooks the front of the house, Bedroom four is a single room, perfect as a study or nursery.

A family bathroom with shower over bath completes the first floor.

Making your way to the top floor to discover the master suite. This spacious retreat features an en-suite shower room and ample fitted wardrobes, ensuring you have all the storage space you need.

To the front of the property, you'll find two allocated parking spaces.

The garden is mostly laid to lawn with a small patio area for outdoor relaxation and accompanies a rear access gate.

AREA

Farnham Royal is particularly picturesque and has a variety of countryside walks nearby. Burnham Beeches is a short walk. All local amenities plus the M4, M40 and M25 are within easy reach.



Burnham Mainline Station is within 1.5 miles and Slough Station is 2 miles away from the property, both of which have the Elizabeth Line, taking you into London in 20 mins.

This townhouse is a harmonious blend of modern living and outdoor charm, offering the perfect canvas for you to create your dream home. Don't miss the opportunity to make this exceptional property yours! Call us now on 01753 643 555



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice
Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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27 Montague Close

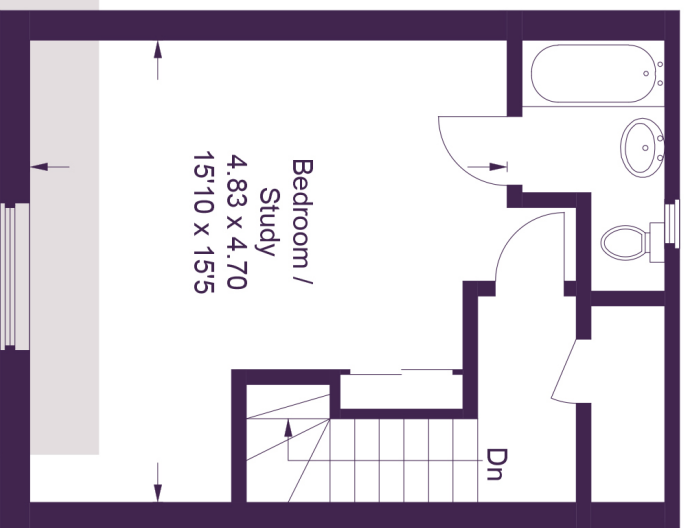
Approximate Gross Internal Area

Ground Floor = 39.1 sq m / 421 sq ft

First Floor = 38.8 sq m / 418 sq ft

Second Floor = 30.3 sq m / 326 sq ft

Total = 108.2 sq m / 1,165 sq ft



Second Floor



Ground Floor

First Floor

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.