

This three bedroom end of terrace house is situated right in the heart of Farnham Royal and just a short walk to a range of schools and amenities. The property is offered to the market as superbly presented having been the subject of recent renovation.

The ground floor features a 16ft lounge/diner with French doors onto the rear garden, a refitted kitchen with fitted appliances and an entrance hall.

To the first floor there are three bedrooms - the master bedroom with fitted wardrobes - and a refitted four piece bathroom.

Externally, the south-facing garden has been nicely landscaped. It is mainly laid to lawn with a large decked area ideal for summer dining and side access to the front of the property. There is parking provision for two cars to the front of the house.

This property is an ideal first time purchase or investment buy due to its splendid condition and convenient location.

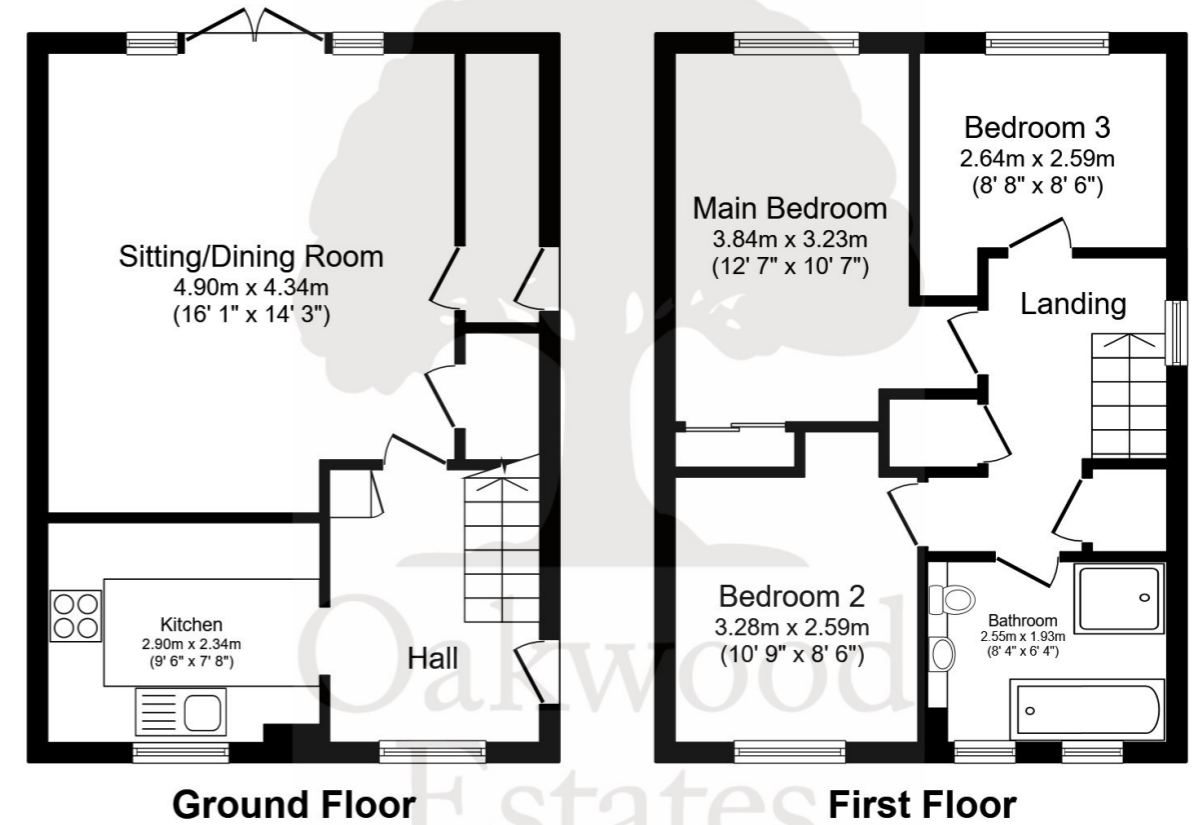


Property Information

-  THREE BEDROOM END OF TERRACE HOUSE
-  HEART OF FARNHAM ROYAL
-  REFITTED BATHROOM
-  SOUTH-FACING LANDSCAPED GARDEN
-  SUPERBLY PRESENTED
-  REFITTED KITCHEN
-  16FT LOUNGE/DINER
-  PARKING FOR 2 CARS

					
x3	x1	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Total floor area 80.6 sq.m. (868 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

External

The south-facing garden has been nicely landscaped. It is mainly laid to lawn with a large decked area ideal for summer dining and side access to the front of the property. There is parking provision for two cars to the front of the house.

Location

Farnham Royal and Farnham Common offer good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 7) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

Burnham High Street. 1.8 miles

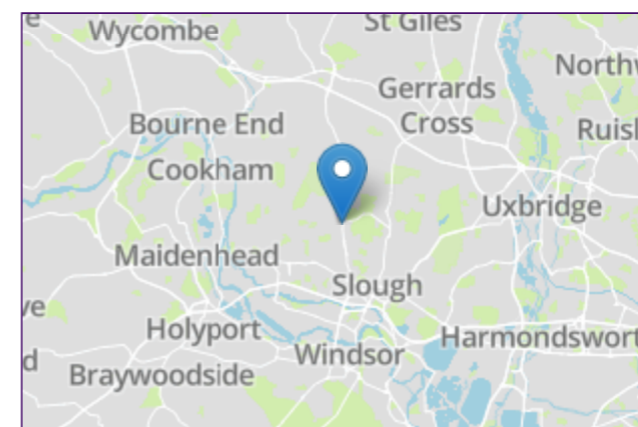
Farnham High Street. 1.3 miles

Burnham Station. 1.5 miles

Slough Station. 2.1 miles

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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	