



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



9 Spring Lane, Farnham Royal, Buckinghamshire. SL2 3EH.

£500,000 Freehold



Nestled in a picturesque setting, this charming semi-detached Victorian cottage is a delightful two-bedroom retreat that effortlessly combines classic appeal with modern convenience. From the moment you step into the property, you'll be greeted by a well-thought-out porch, a relatively recent addition that keeps the elements at bay, ensuring your wet clothes and muddy shoes don't encroach on the pristine interiors.

Moving further inside, the ground floor unveils a cozy living room adorned with a captivating feature fireplace, creating the perfect ambiance for those chilly evenings. The heart of this home, an open-plan kitchen and dining area, boasts elegant tiling, a convenient breakfast bar, and a suite of fitted appliances, including a gas hob. Adjacent to the kitchen, a utility room offers practicality, accommodating a downstairs cloakroom for added convenience.

Ascending to the first floor, the cottage reveals its two double bedrooms. The front-facing master bedroom is generously sized and retains its original fireplace, providing a touch of period charm. Meanwhile, the rear-facing second bedroom comes complete with fitted wardrobes, maximizing its space with ample storage. A family bathroom completes the upstairs.

Beyond the interiors, the property offers additional amenities that make it a standout choice. There's a driveway that provides parking for one vehicle. The garden, a genuine oasis, offers ample outdoor space for relaxation and play. It's predominantly laid to lawn, with a charming decking area that's perfect for al fresco dining or relaxing in the sunshine. What sets this garden apart is the presence of an outbuilding that's ideal as a home office or gym, fully equipped with electricity for all your modern needs. Additionally, there's a further shed for garden tools, also with electric supply.

AREA

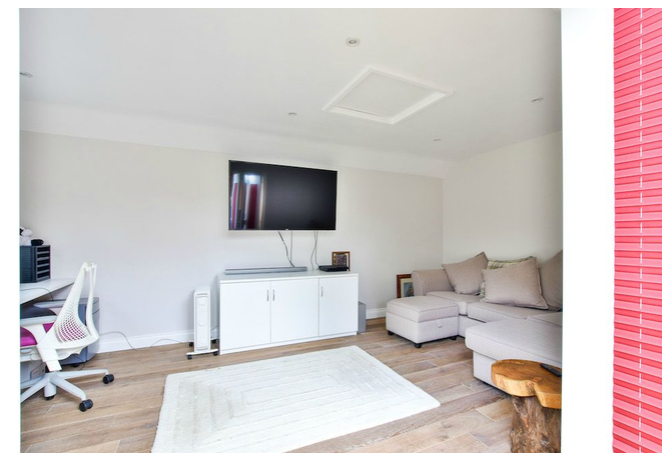
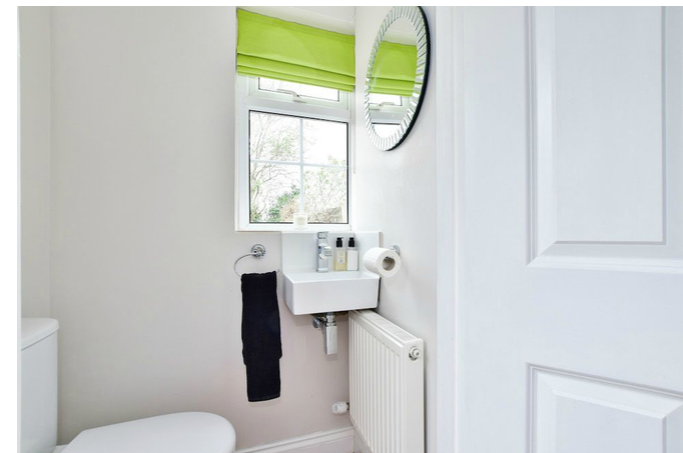




Farnham Royal and Farnham Common are well served by road and rail links with the larger neighbouring towns of both Gerrards Cross and Beaconsfield providing direct rail access into London Marylebone in around 20 minutes. Crossrail at nearby Burnham provides commuters with easy access across central London to Canary Wharf.

The motorway network of the M40, M25 and M4 are all also within easy reach. The property is walking distance to the popular Emperor Public House plus is within easy reach of The Broadway in Farnham Common with its local amenities which include Tesco, Sainsbury and Costa. The beautiful Burnham Beeches are also only a short walk away.

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. For a full list of catchment schools visit



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

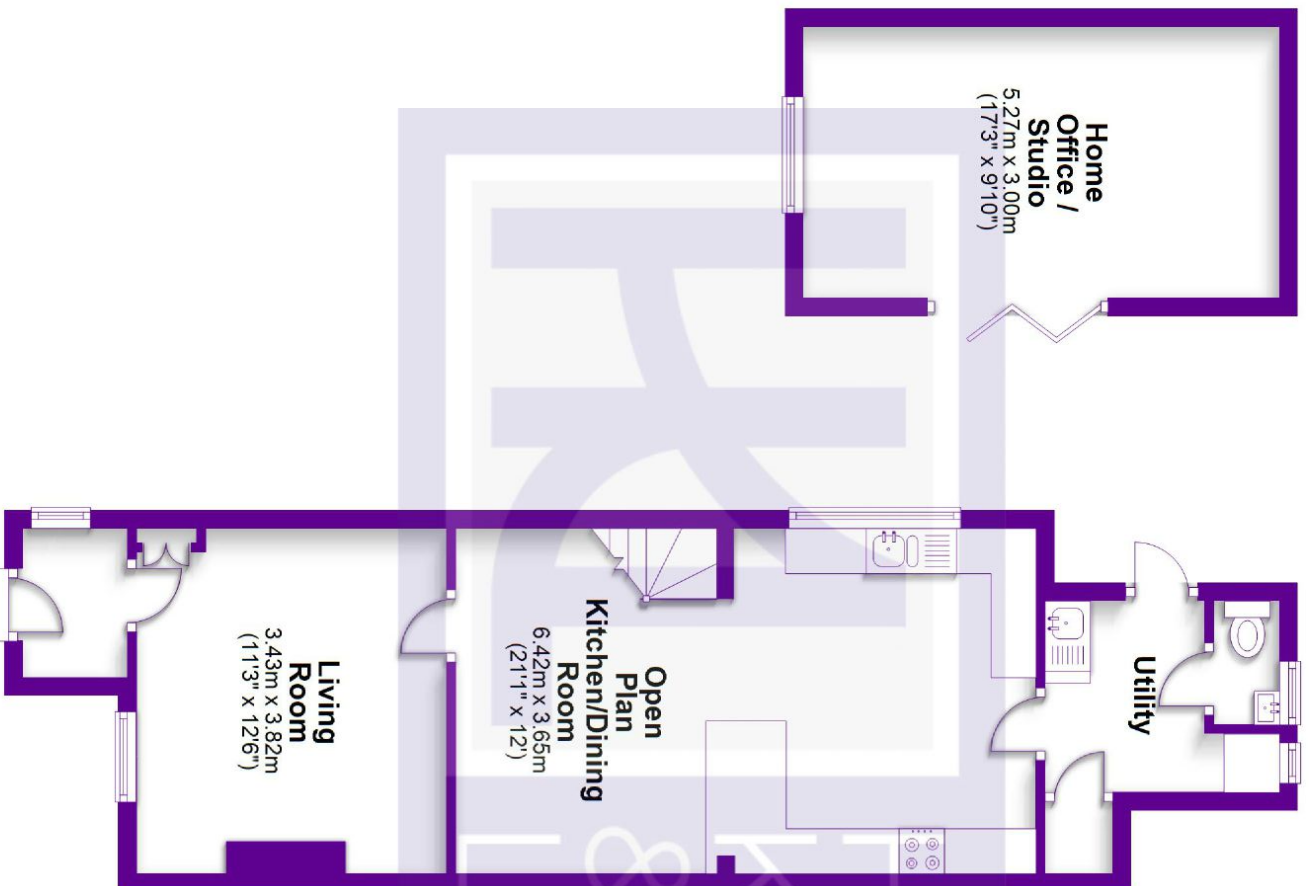


The Broadway  
Farnham Common Buckinghamshire SL2 3QH

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## Ground Floor

Approx. 61.2 sq. metres (659.2 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



Total area: approx. 94.7 sq. metres (1019.1 sq. feet)