



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Nunroyd, Blackpond Lane, Farnham Royal. SL2 3ED.

Offers in Excess of £900,000 Freehold



Situated in most sought after Blackpond Lane is a chance to purchase a rarely available, double fronted, four bedroom detached bungalow which offers accommodation of over 1600 square ft. There is ample room to extend be it on the ground floor, or into the loft (subject to the usual consents) and as bungalows are in such high demand locally, we urge you to contact us as soon as possible in order to register your interest.

This attractive property has potential to add a private front gate, and is entered via a spacious block paved driveway, which in turn provides parking for numerous cars in front of a 17'3 x 16'10 double garage. The frontage is perfectly secluded from the road, is therefore very private, and has a section of lawn with front hedge border.

As you enter the property via the hallway, you have direct access to the living room, kitchen, all four bedrooms, the family bathroom and a cloakroom.

The 22'7 x 13'8 living room is a great space to relax in and also entertain, and is large enough to formal dine in too, while also giving you direct access to the 12'5 x 12'2 conservatory.

The kitchen, which can be accessed from either the hall or the living room, has plenty of modern eye and base units plus integrated appliances and overlooks the front of the property. Located off the kitchen is a utility room, that in turn gives you access to the outside.

Bedroom one measures 13'9 x 11'9 and offers a rear aspect, has a wall of fitted wardrobes plus its own ensuite. Bedroom two faces the front, measures 12'0 x 10'6, while bedrooms three and four are also excellent sizes at 14'1 x 7'10 and 10'6 x 7'11.



The family bathroom is contemporary in design, and is perfectly situated for easy access to all of the bedrooms.

Outside and to the rear is a lovely garden which is also fairly low maintenance too, as it is mostly paid to lawn with shrub/hedge borders with a patio. There are also two timber sheds.

#### THE AREA

Farnham Common/Farnham Royal 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.

#### SCHOOLS

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.

Farnham Common 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 [www.buckscc.gov.uk](http://www.buckscc.gov.uk).



#### 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.



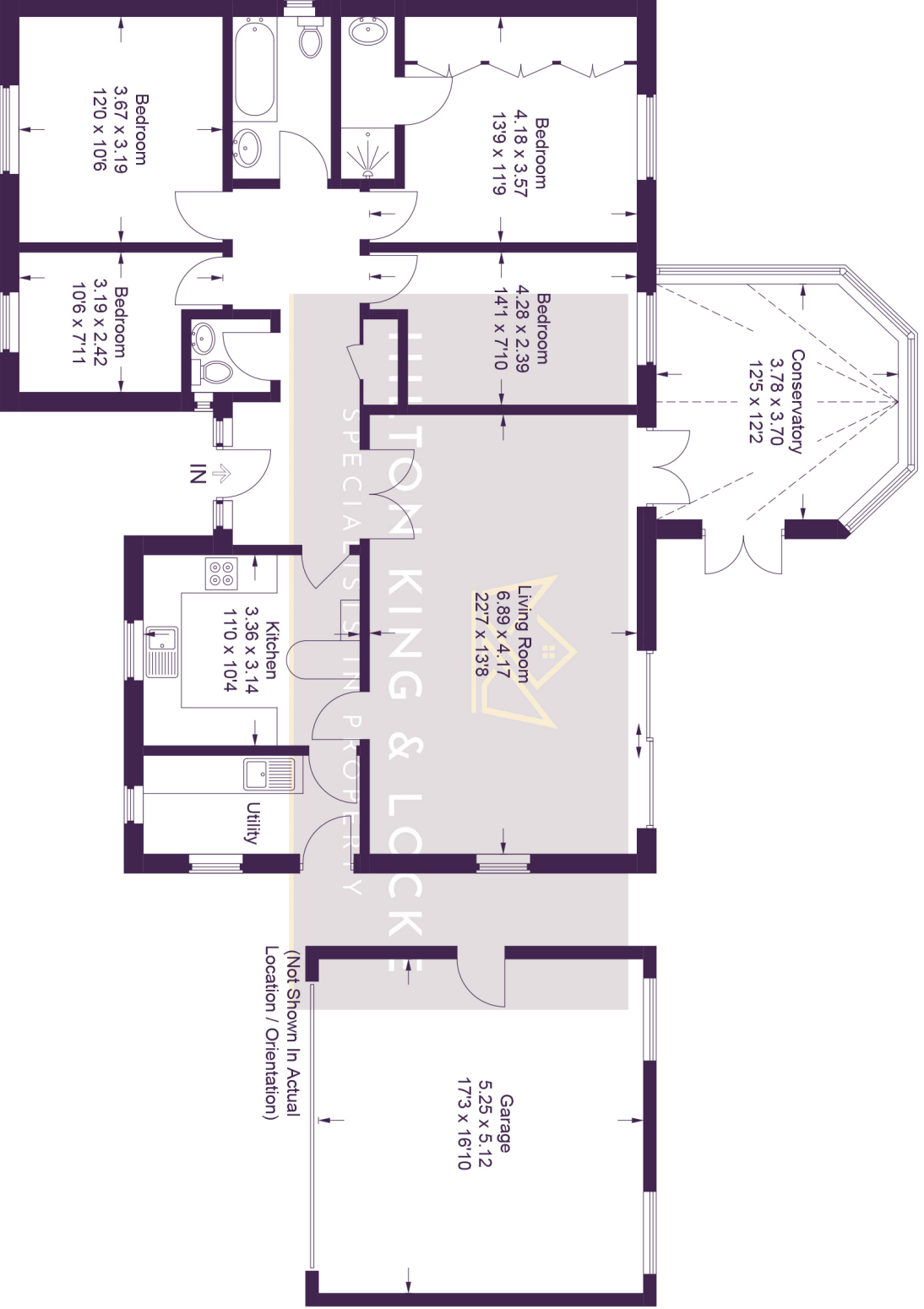
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# Nunroyd, 78 Blackpond Lane



Approximate Gross Internal Area  
125.0 sq m / 1,345 sq ft  
Garage = 26.8 sq m / 288 sq ft  
Total = 151.8 sq m / 1,633 sq ft



Ground 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.