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179 Guardian Court, Langtons Meadow, Farnham Common. SL2 3NT.

£215,000

Situated in a sought-after location, this well-proportioned two-bedroom home offers a fantastic opportunity for those looking to add their own personal touch.

This beautifully presented first-floor flat offers a bright and welcoming entrance hall leading to a spacious living and dining room measuring 16'8 x 12'8. Adjoining is a well-appointed kitchen (13'2 x 5'11), creating a practical and sociable layout.

The property features two generously sized bedrooms. The master bedroom (9'4 x 12'7) provides excellent proportions, while the second bedroom (9'4 x 10'3) is equally versatile—ideal for guests, children, or a home office.

A bright and modern bathroom completed this property.

#### THE 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 property is within easy reach of The Broadway in Farnham Common with its local amenities which include Tesco, Sainsbury and Costa. The M40/M25 and M4 are also all within easy reach.

Buckinghamshire and the Farnham Common area is 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

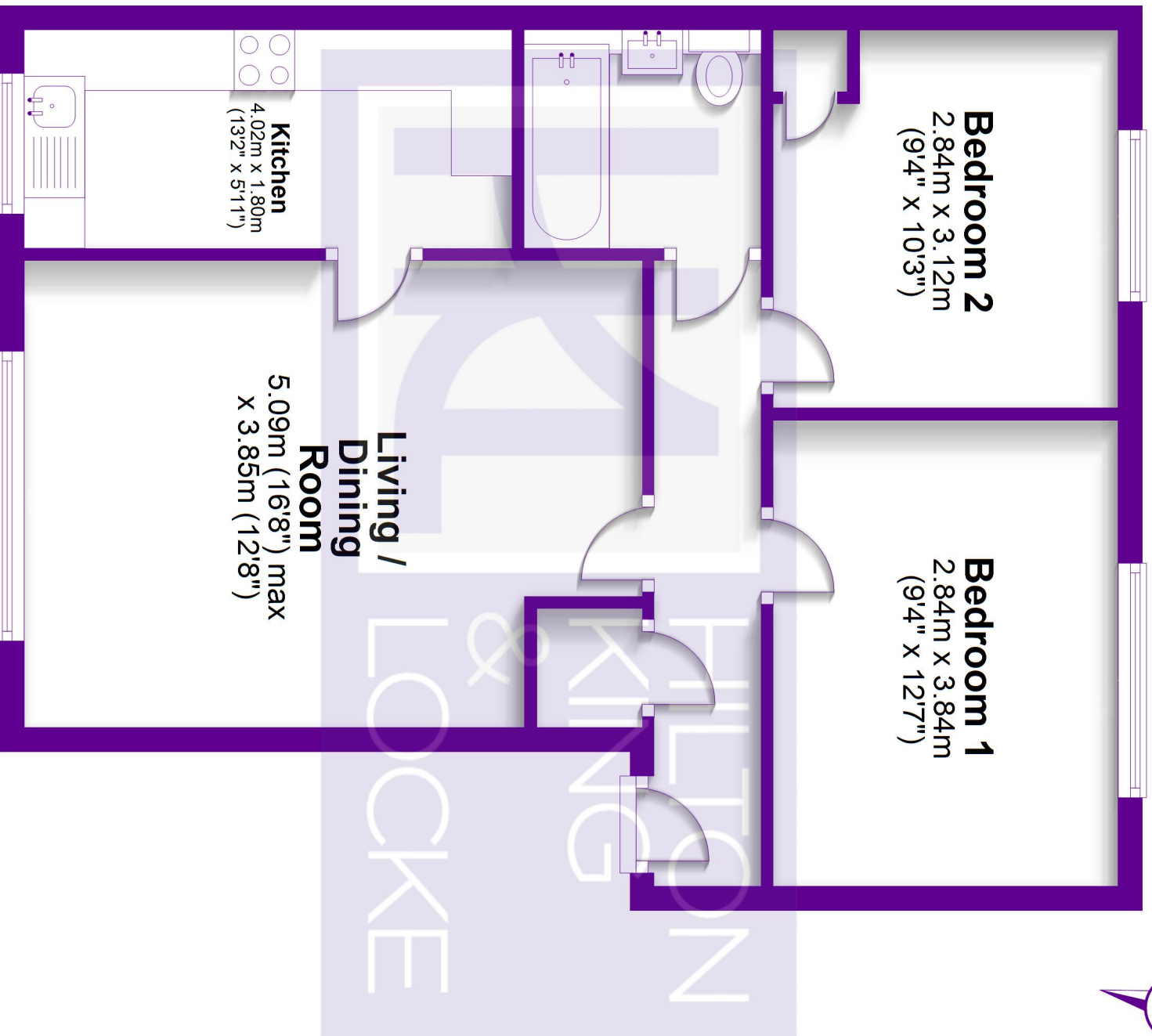
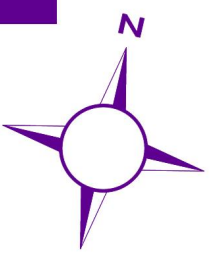


The Broadway  
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## First Floor

Approx. 56.8 sq. metres (611.5 sq. feet)



**Total area: approx. 56.8 sq. metres (611.5 sq. feet)**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings but excl car ports.

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