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357 Farnham Road, Farnham Royal, Slough, Berkshire. SL2 3AF.

475000 £475,000 Freehold

Step inside this deceptively spacious and beautifully presented 3/4 bedroom terraced home, offering a wealth of versatile accommodation ideal for families, Working professionals , or those seeking creative studio space.

#### DOWNSTAIRS:

As you enter the property, you're welcomed by an impressively large 22'3 x 16'8 reception room—perfect for entertaining, relaxing, or family time. Adjacent is a 6'5 x 6'4 study, ideal for working from home or as a quiet reading nook. Towards the rear of the property is the stylish, modern 10'8 x 8'9 kitchen, which benefits from underfloor heating and was installed just five years ago, blending comfort with contemporary design. The property also boasts brand new windows installed in 2024, ensuring energy efficiency.

#### UPSTAIRS:

The master bedroom is a spacious 13'4 x 10'8, offering ample room for furnishings and a peaceful retreat. Bedroom two measures 13'1 x 8'5, and bedroom three is 9'7 x 9'4, perfect for children, guests, or additional office space. Accessed via bedroom three is the expansive loft room (bedroom four), measuring an impressive 20'4 x 9'5. This versatile space makes an excellent fourth bedroom, studio, or hobby room—ideal for those needing a bit more flexibility. The family bathroom adds a touch of luxury, featuring a hot tub bath, perfect for unwinding at the end of a long day. To the rear of the property lies a substantial 16'1 x 9'11 outbuilding, which includes a dedicated 16'1 x 6'1 utility room with its own electricity and plumbing. This presents a fantastic opportunity to convert into a home studio, gym, office, or even a guest suite (STPP). With its generous room sizes, flexible layout, and thoughtful upgrades, this unique property is a must-see for buyers seeking space, comfort, and potential in a well-connected location.



LOCATION

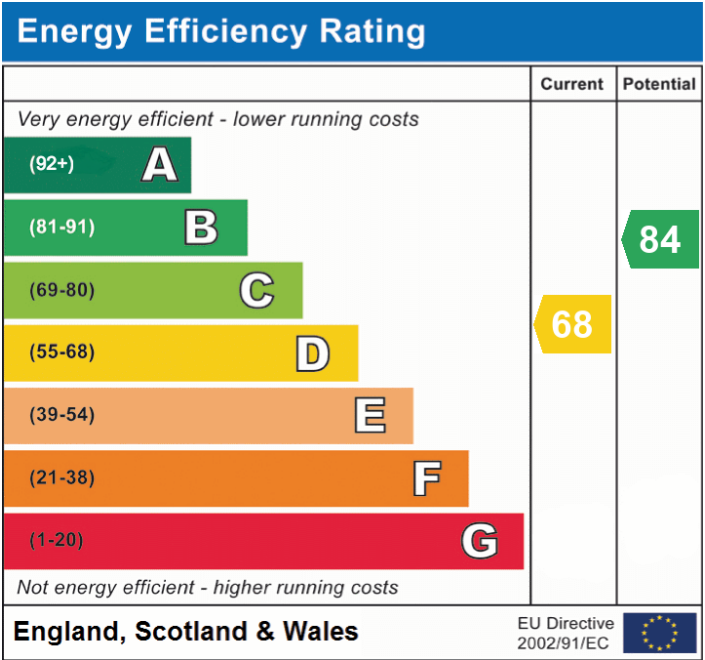
Farnham Common village is approximately 1.5 miles from the property and provides a wide range of shopping facilities, including Tesco and Sainsburys mini supermarkets, Costa Coffee plus a variety of independent Shops, Restaurants and Boutiques.

Gerrard's Cross Village and Mainline station with trains into Marylebone in approximately 22 minutes is approximately 5.0 miles from the property and offers a greater number of facilities including Waitrose supermarket, Cinema, restaurants and boutiques.

Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of independent Schools and Grammar Schools.

The area is well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is



**Important Notice**  
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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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# 357 Farnham Road

Approximate Gross Internal Area

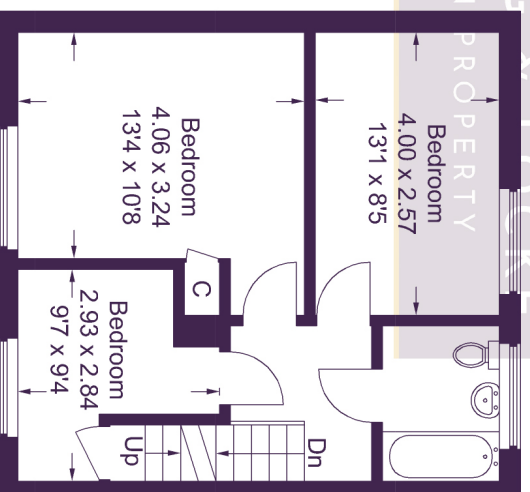
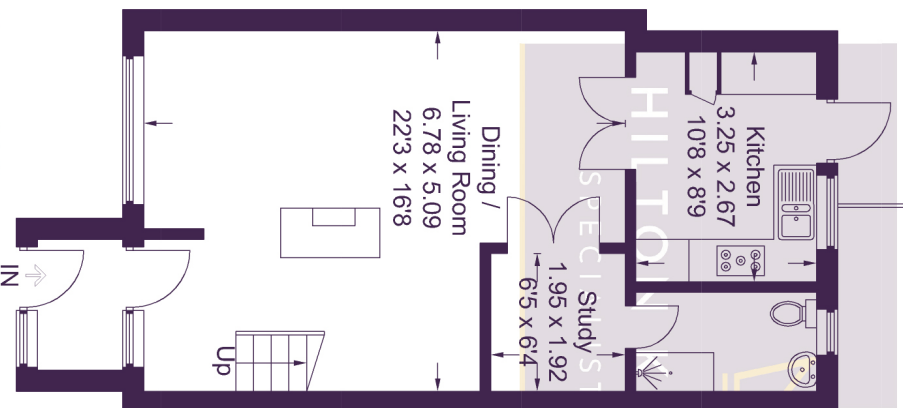
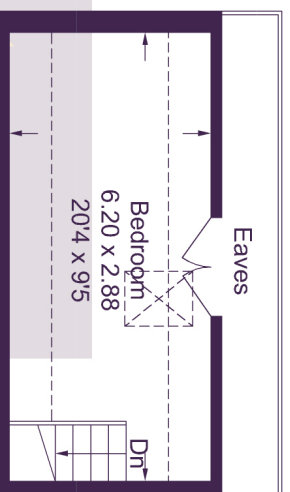
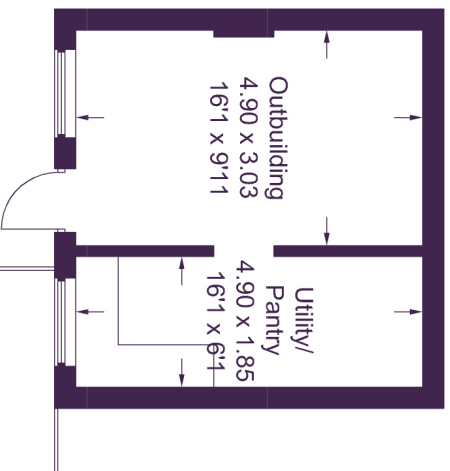
Ground Floor = 50.7 sq m / 546 sq ft

First Floor = 43.2 sq m / 465 sq ft

Roof In Roof = 18.1 sq m / 195 sq ft

Outbuilding = 24.9 sq m / 268 sq ft

Total = 136.9 sq m / 1,474 sq ft



## 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.

