



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



18 Home Meadow, Farnham Royal, Buckinghamshire. SL2 3BR.

£500,000 Freehold

**\*\*NO ONWARD CHAIN\*\*** Step into this welcoming and spacious three-bedroom home, offering a blend of comfort and style.

The charming front garden sets the tone for the inviting atmosphere within. Inside, the light-filled, open-plan kitchen flows into a dedicated dining room, complete with a central island that serves as both a functional workspace and a casual dining area—ideal for family meals or entertaining guests. The separate lounge provides a warm and comfortable space for relaxation.

Upstairs, the master bedroom features its own ensuite shower room. Two further double bedrooms with ample space for storage. The family bathroom completes this floor and is equipped with a shower over the bath, perfect for everyday use.

Outside, the rear garden offers a peaceful setting, ideal for BBQ's and relaxation. The property benefits from ample parking, a garage, providing secure parking and extra storage.

With no onward chain and substantial potential to extend (STPP), this home is great for a growing family. Call us now on 01753 643 555 to arrange a viewing, before you miss the chance to make this beautiful home your own!

#### AREA

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.

Gerrards 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<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.

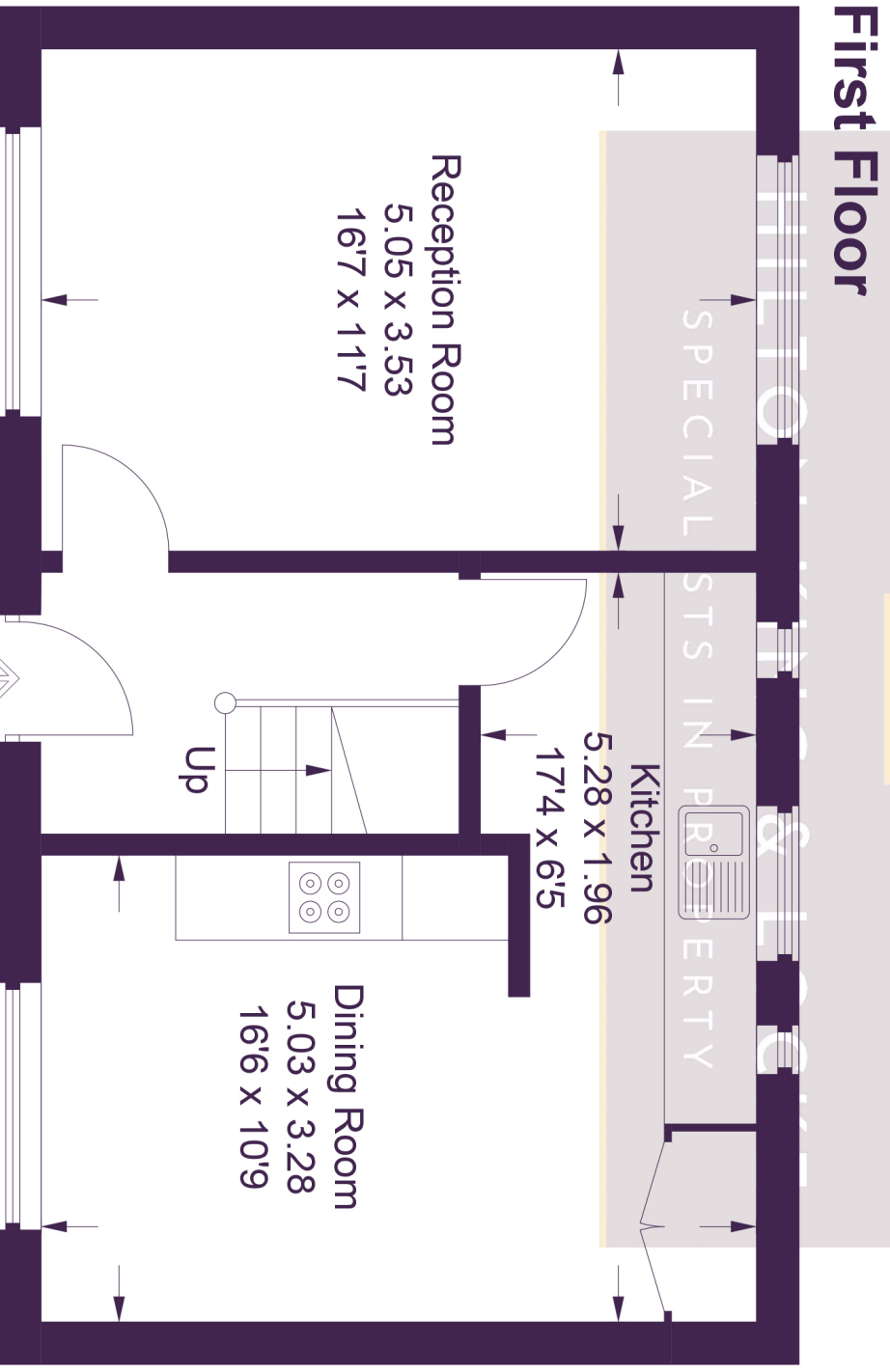
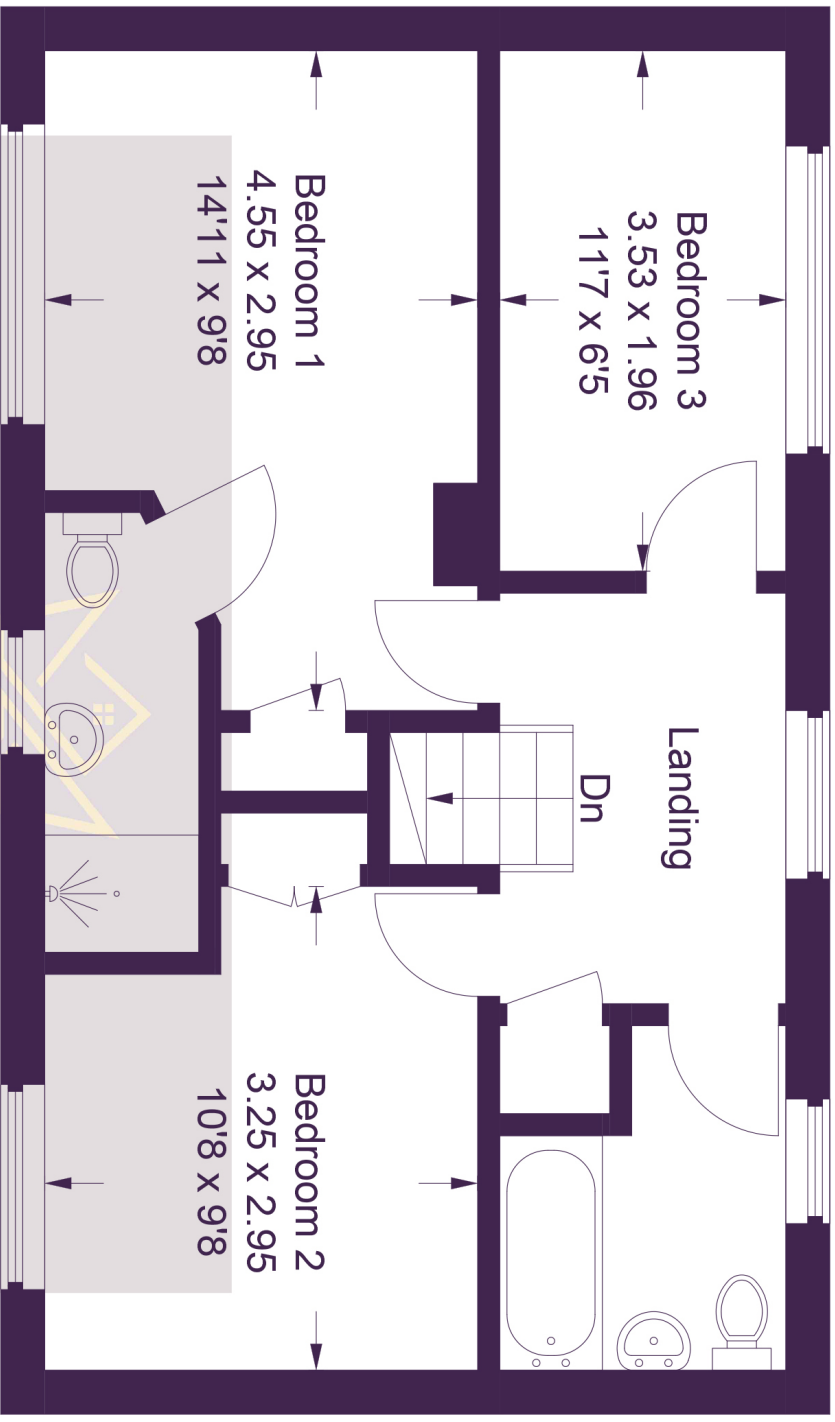


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# 18 Home Meadow

Approximate Gross Internal Area = 90.5 sq m / 974 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.

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