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Park Lawn, Farnham Royal, Buckinghamshire. SL2 3AP.

Offers in Excess of £425,000 Leasehold

A beautifully presented and very spacious three double bedroom apartment located in sought after Park Lawn in Farnham Royal.

This stunning property has accommodation of over 1200 square ft and offers quite outstanding views over Stoke Park at the rear. There are two bathrooms, two separate balconies, own garage, plus there is a share of the Freehold.

Park Lawn is a secure gated estate, which is extremely peaceful and also ideal for those looking for that low maintenance living, while also being close to amenities and the motorway network.

Accommodation includes a superb 19'3 x 14' living room which has a delightful double aspect and french doors leading out to your balcony, where you can enjoy the impressive views over Stoke Park Golf Course. There is also a feature limestone fireplace and gas effect fire.

The kitchen has a twin aspect to the front and has modern eye and base units with granite work surfaces, integrated washing machine, dishwasher, under unit lighting plus an electric oven and gas hob.

Three excellent sized bedrooms await, with the master bedroom being 14'2 x 12'10, offering great views to the rear, having extensive fitted wardrobes and also its own ensuite shower room.

Bedroom two measures 14' x 11'1 and also has fitted wardrobes, while bedroom three (currently used as a dining room) has its own balcony to the front.

A contemporary, stylish family bathroom which has a bath with power shower over, completes the accommodation.



The property also benefits from gas central heating and double glazing.

The immaculate communal grounds are mainly laid to lawn with a variety of shrubs and is open plan to Stoke Park, offering quite stunning views. The garage is located in a nearby block and measures 18'9 x 9'6.

#### THE AREA

Famham Royal is 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 Bumham 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 Famham Common, Dair House in Famham Royal and Maltmans in Gerrards Cross.

Famham Royal has its own excellent primary School which is walking distance to the property. For a full list of catchment schools visit [www.buckscc.gov.uk](http://www.buckscc.gov.uk). There are also renowned Infant & Junior Schools in Famham Common.



### 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>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</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).

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The Broadway  
Farnham Common Buckinghamshire SL2 3QH

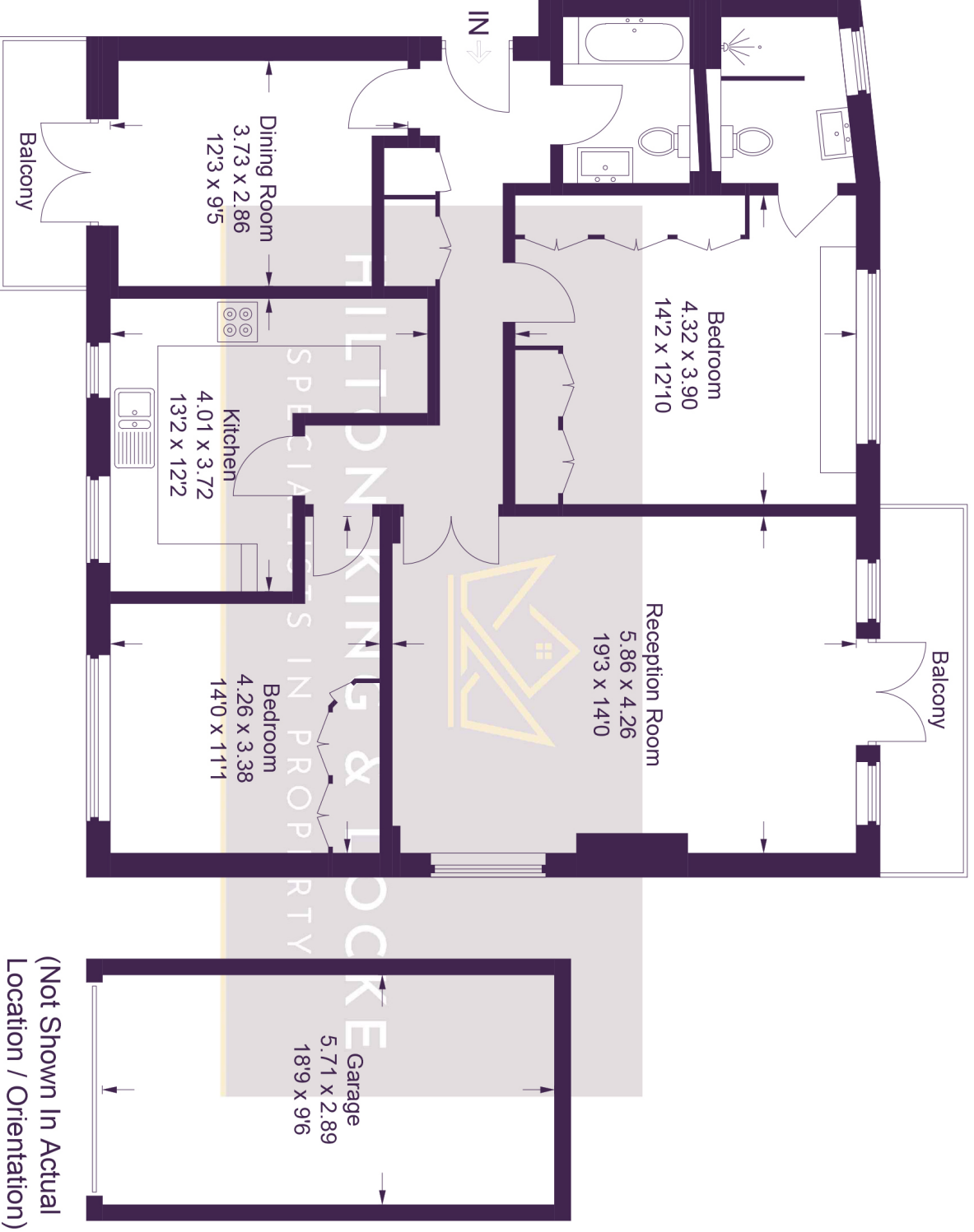
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# 35 Park Lawn Farnham Royal SL2 3AP

Approximate Gross Internal Area = 96.3 sq m / 1,036 sq ft

Excluding Garage = 16.5 sq m / 178 sq ft

Total = 112.8 sq m / 1,214 sq ft



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.