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SPECIALISTS IN PROPERTY



1 Manor House Mews, Kingsway, Farnham Common, Buckinghamshire. SL2 3ST.

£700,000 Freehold

A three bedroom, two bathroom end of terrace home which comes to the market with no upper chain, and offers excellent accommodation of nearly 1500 square ft.

This spacious property is located on The Kingsway, Farnham Common, literally across the road from all of its amenities which include Tesco, Sainsbury, Costa and an array of local shops and places to eat. It is also walking distance to both the beautiful Burnham Beeches and the local Infant School.

The ground floor includes a 21'4 x 18'7 living/dining room that offers a double aspect, plus french doors leading to a courtyard style garden. There is also a 21'5 x 9'10 modern fitted kitchen/breakfast room and a cloakroom.

Upstairs is a 17'9 x 10'10 front aspect master bedroom which has fitted wardrobes and its own ensuite shower room, a 10'10 x 9'11 second bedroom which also has fitted wardrobes, as does the 12'6 x 8'5 third. A family bathroom completes the accommodation.

Outside there is allocated parking and a garage, with the majority of the garden space to the front, which is mainly laid to lawn. In addition, there is a small, enclosed, courtyard style garden to the rear.



THE AREA

Farnham Common 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 Burnham Station provides commuters with easy access across central and to London to Canary Wharf/Liverpool Street. 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



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1 Manor House Mews

Approximate Gross Internal Area

Ground Floor = 66.9 sq m / 720 sq ft

First Floor = 54.4 sq m / 585 sq ft

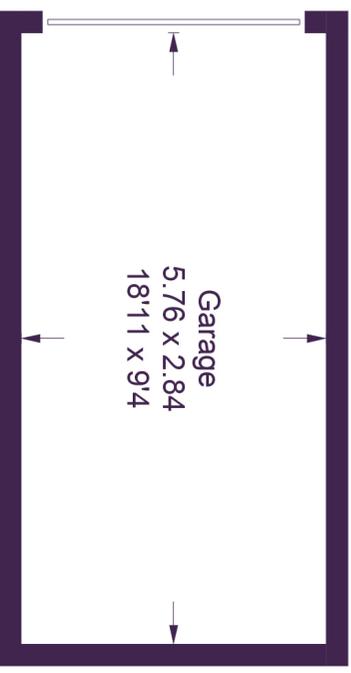
(Excluding Void)

Garage = 16.4 sq m / 176 sq ft

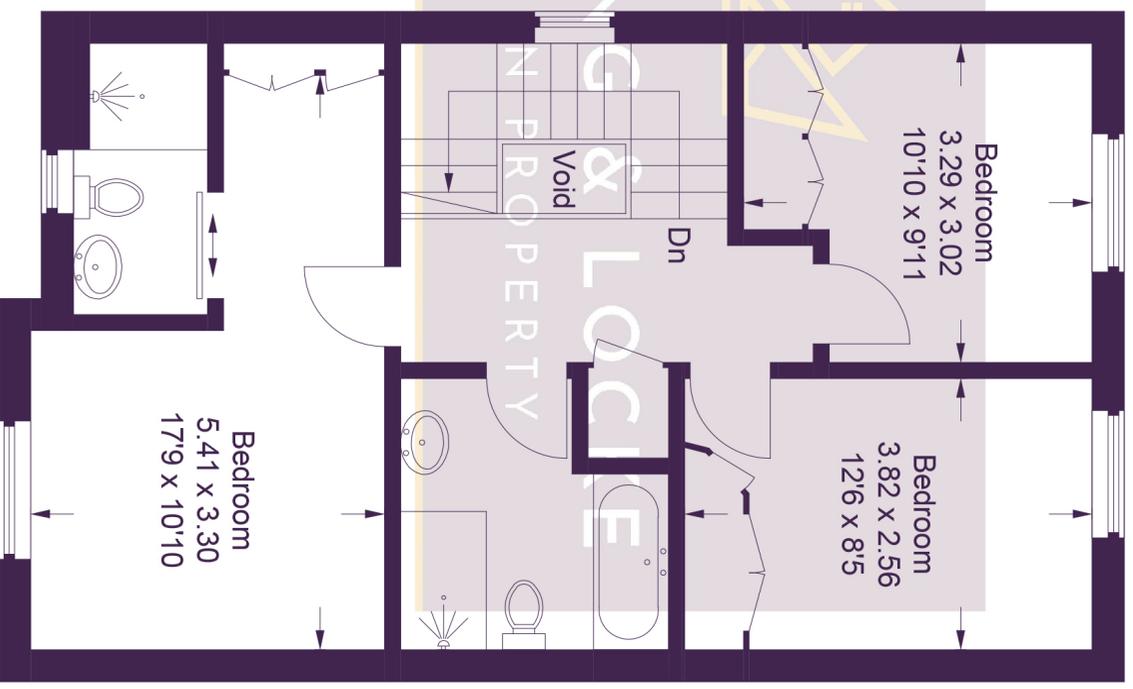
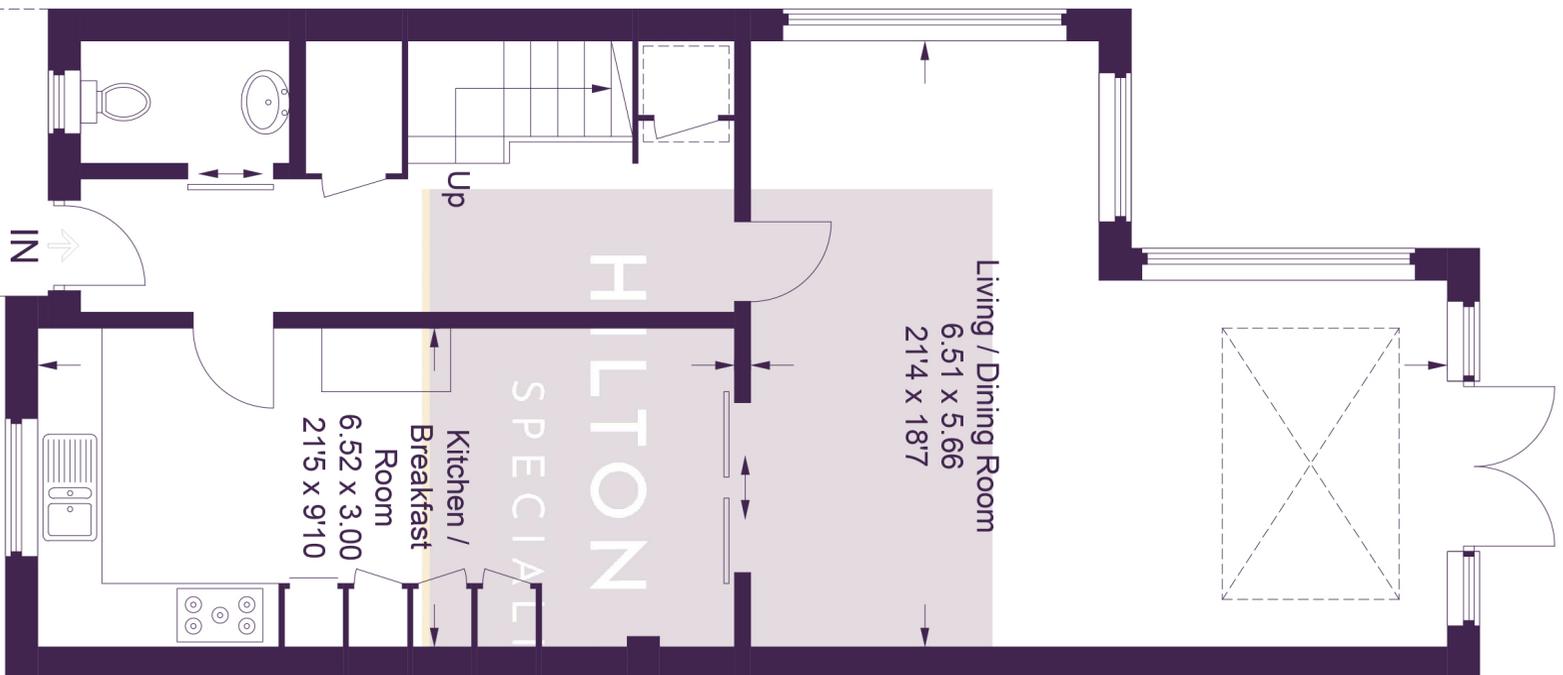
Total = 137.7 sq m / 1,481 sq ft



= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



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.

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