



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Maracas, Church Road, Farnham Royal, Buckinghamshire. SL2 3AW.

£950,000 Freehold

A spacious detached four bedroom, three reception home which is situated on a large 0.25 plot, offering vast potential to extend to either the side and/or the rear (subject to the usual consents). The property is situated in a stunning cul-de-sac, and also comes to the market with no upper chain, therefore ideal if you are looking for a speedy and hassle free purchase.

There is also modernisation needed, so this is an ideal blank canvass for someone looking for a house that you can put your own stamp on.

Existing accommodation is an impressive 2127 square ft, and includes three reception rooms with parquet flooring throughout the majority of the ground floor. The living room is 22'9 x 10'11 and has a delightful double aspect, and is also connected to the rear aspect 12'7 x 8'11 dining room. There is also a study, a 14'3 x 12'6 kitchen and a spacious 15'4 x 11'6 utility room, which in turn gives you direct access to the large 19' x 16'5 double garage.

Upstairs are four excellent and well proportioned double bedrooms, all with fitted wardrobes. Bedroom one is some 14'3 x 12'7, and overlooks the rear garden, as do the 12'8 x 10'2 bedroom two and 12'8 x 9'11 bedroom three. The smallest bedroom is still a decent 10'11 x 9'10. Completing this floor is a family bathroom.

Outside, the extensive frontage provides parking for numerous cars in front of the garage and is mainly laid to lawn. The rear garden is very private indeed, and again mainly laid to lawn with



enclosed shrub borders.

THE AREA

Farnham 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 Burnham 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 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.



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
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

Maracas, Church Road

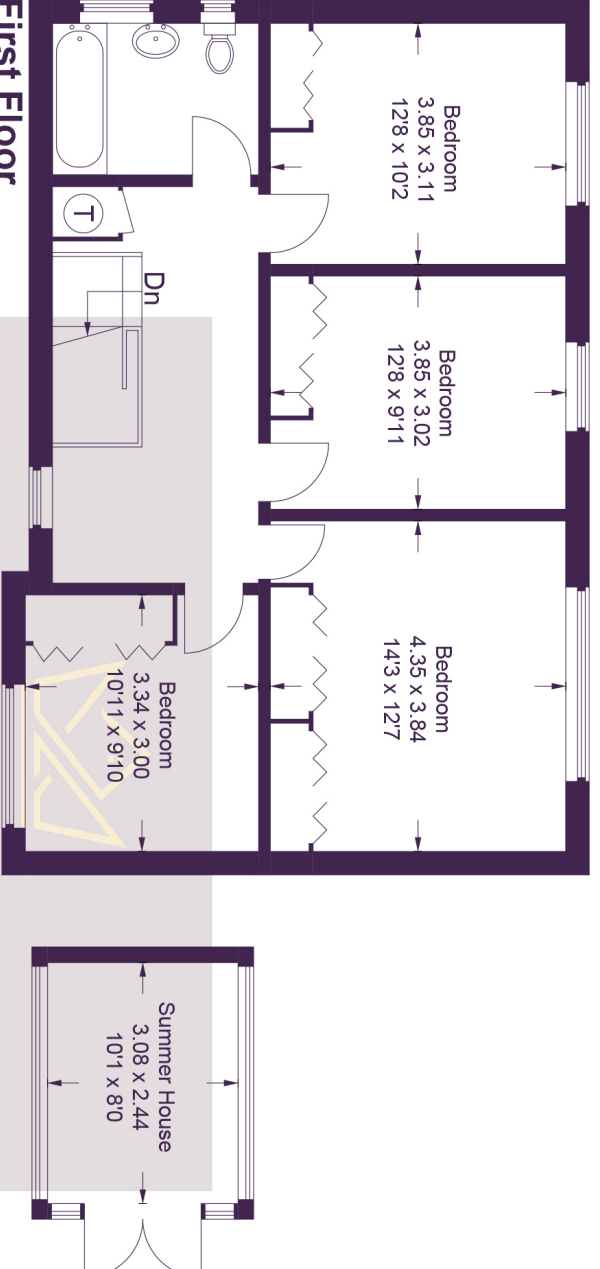
Approximate Gross Internal Area

Ground Floor = 118.6 sq m / 1,277 sq ft

First Floor = 71.4 sq m / 768 sq ft

Summer House = 7.6 sq m / 82 sq ft

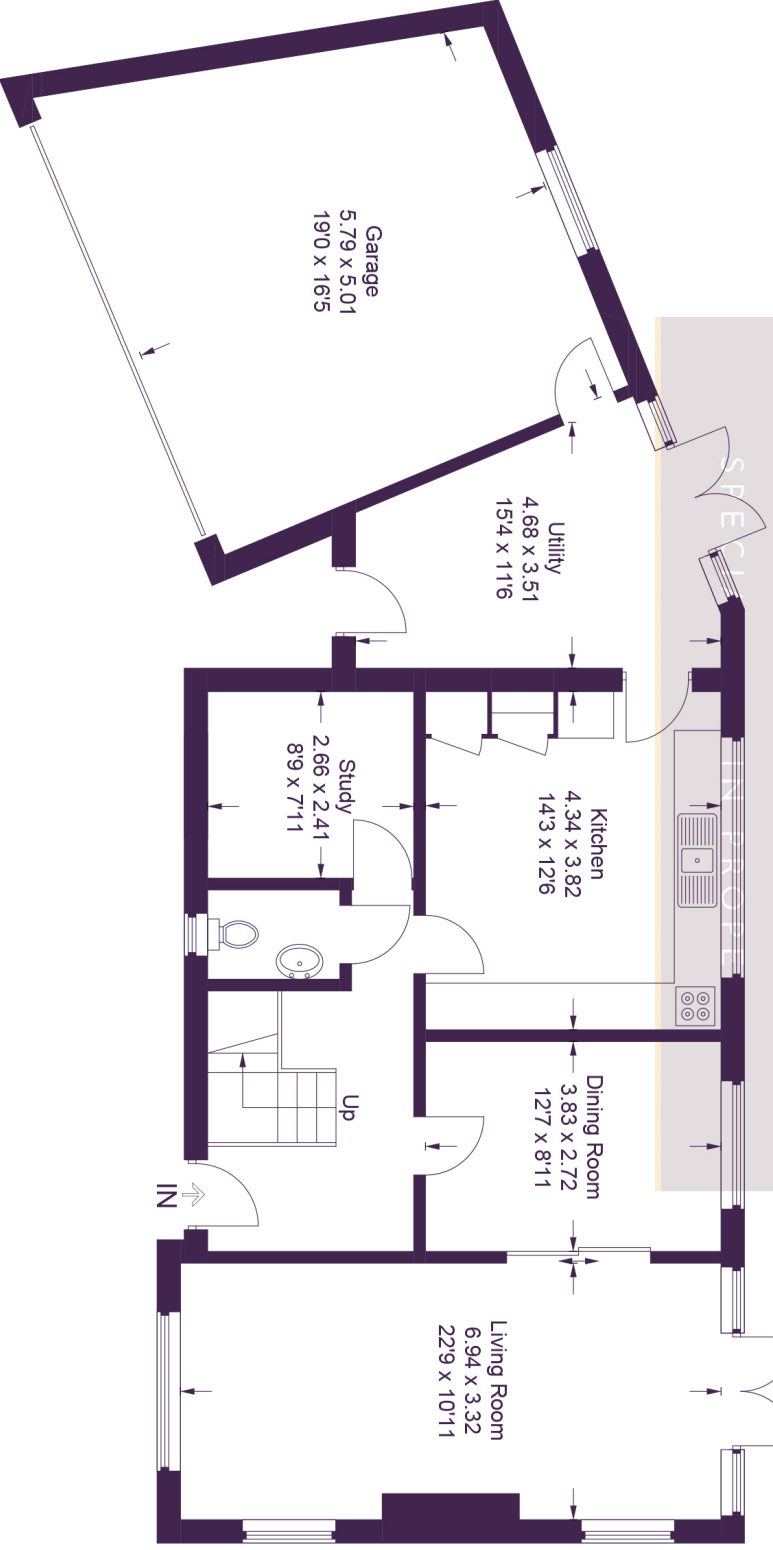
Total = 197.6 sq m / 2,127 sq ft



First Floor

HILTON KING & LOCKE

(Not Shown In Actual Location / Orientation)



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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke