



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Spring Lane, Farnham Royal, Buckinghamshire. SL2 3EH.

£485,000 Freehold

A beautifully presented semi detached cottage offering a wealth of charm and character with the added benefit of being located in a quiet location plus having a huge garden of around 120ft with a 15ft summerhouse/studio situated at the end.

The ground floor includes a front aspect sitting room with laminate flooring and feature open fire, kitchen/dining room with space for table and chairs, modern units and a stable door leading to your garden, a utility/lobby with a further range of units and plumbing for a dishwasher, plus a ground floor shower/wet room.

On the first floor is a front aspect master bedroom, a landing giving you loft access, plus the rear aspect second bedroom which has fitted double wardrobes.

The delightful rear garden includes a patio, side access gate, outside power, butler sink and is mainly laid to lawn with flower borders.

Overall the garden is secluded and leads up to the studio/summerhouse which measures 15'3x8'8 and has double doors opening to its own decking area, plus its own storage cupboard, power and light and is insulated/plastered. In addition there is a large timber shed at the side.

This stunning property is offered for sale in immaculate order throughout and therefore we strongly recommend internal viewing.

#### THE AREA



Farnham Royal and Farnham Common are 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. The property is walking distance to the popular Emperor Public House plus is within easy reach of The Broadway in Farnham Common with its local amenities which include Tesco, Sainsbury and Costa. The beautiful Burnham Beeches are also only a short walk away.

#### 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, the area 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](http://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.



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# 10 Spring Lane

Approximate Gross Internal Area

Ground Floor = 31.1 sq m / 335 sq ft

First Floor = 23.3 sq m / 251 sq ft

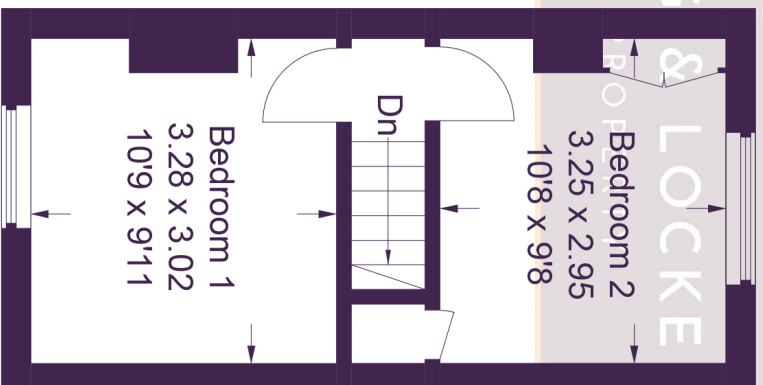
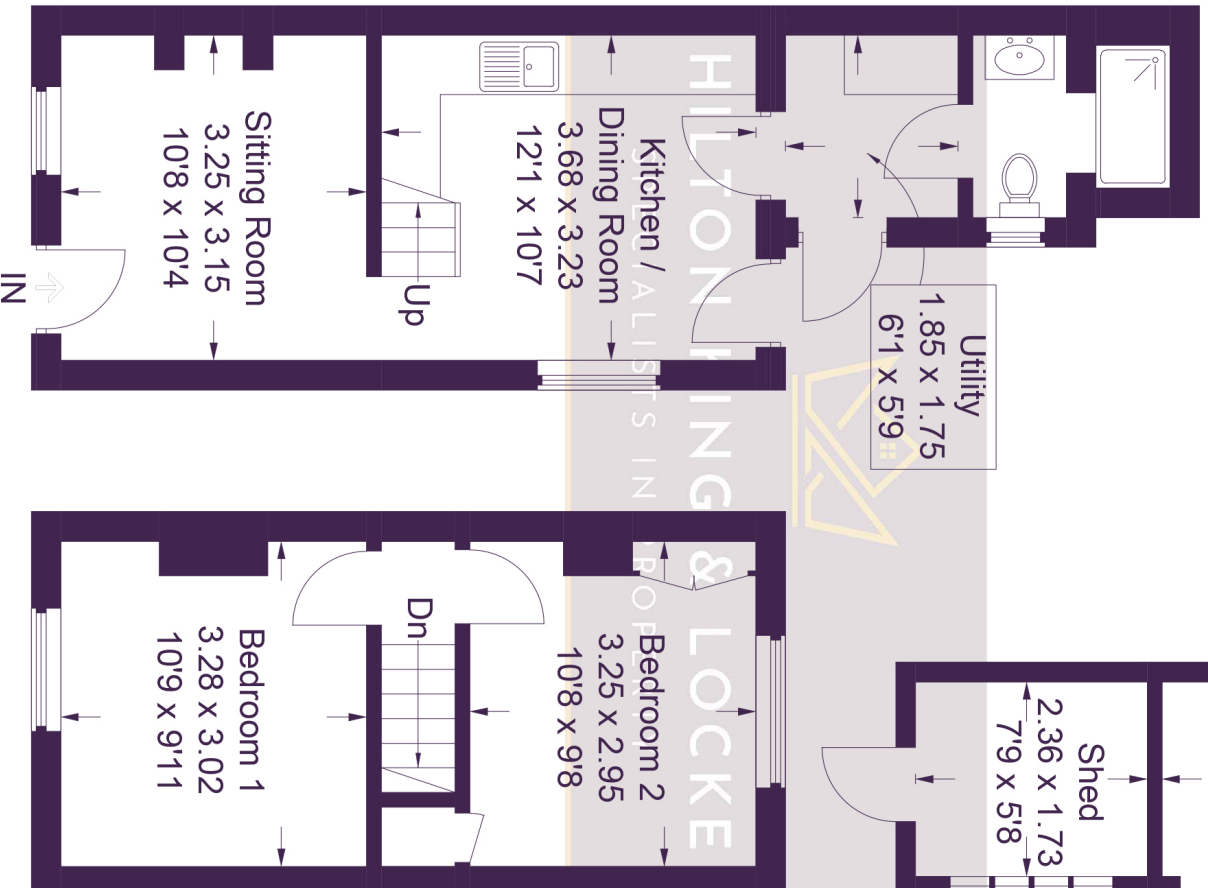
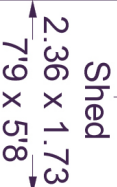
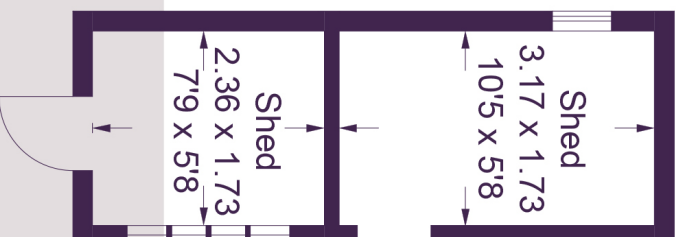
Studio = 12.3 sq m / 132 sq ft

Shed = 11.2 sq m / 120 sq ft

Total = 77.9 sq m / 838 sq ft



(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.