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26 Montague Close, Farnham Royal, Buckinghamshire. SL2 3DW.

£525,000 Freehold

Experience the height of contemporary living in this stunning four-bedroom townhouse, originally the show home of this prestigious development. This beautifully designed home spans three floors, offering versatile and luxurious spaces for modern family life.

Upon entering the ground floor, you are welcomed by a sleek and stylish kitchen, fitted with modern appliances including a gas hob and built-in dishwasher. The open-plan living and dining area at the rear of the property is filled with natural light, creating an inviting space perfect for entertaining. Double doors lead directly to the garden, seamlessly integrating indoor and outdoor living. A convenient downstairs cloakroom adds to the functionality of this floor.

The first floor is home to the luxurious master suite, complete with a spacious bedroom, fitted wardrobes, and a private en-suite shower room. Also on this level is a generously sized second bedroom and a contemporary family bathroom, which features a shower-over-bath arrangement and modern fittings, ensuring comfort for all. The top floor houses two additional well-proportioned bedrooms, ideal for children, guests, or a home office.

Externally, the property features two allocated parking spaces at the front, ensuring ample parking for residents and guests. The rear garden, designed for easy maintenance, includes a patio area perfect for outdoor dining and relaxation, complemented by an AstroTurf lawn and rear access gate.

## AREA

Farnham Royal is particularly picturesque and has a variety of countryside walks nearby. Burnham Beeches is a short walk. All local amenities plus the M4, M40 and M25 are within easy reach.

Burnham Mainline Station is within 1.5 miles and Slough Station



is 2 miles away from the property, both of which have the Elizabeth Line, taking you into London in 20 mins.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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# 26 Montague Close

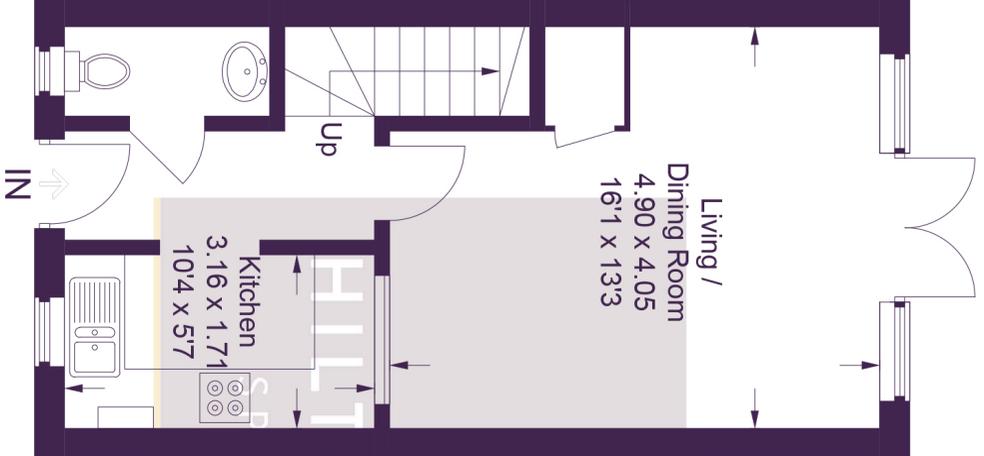
Approximate Gross Internal Area

Ground Floor = 33.4 sq m / 359 sq ft

First Floor = 33.0 sq m / 355 sq ft

Second Floor = 29.4 sq m / 316 sq ft

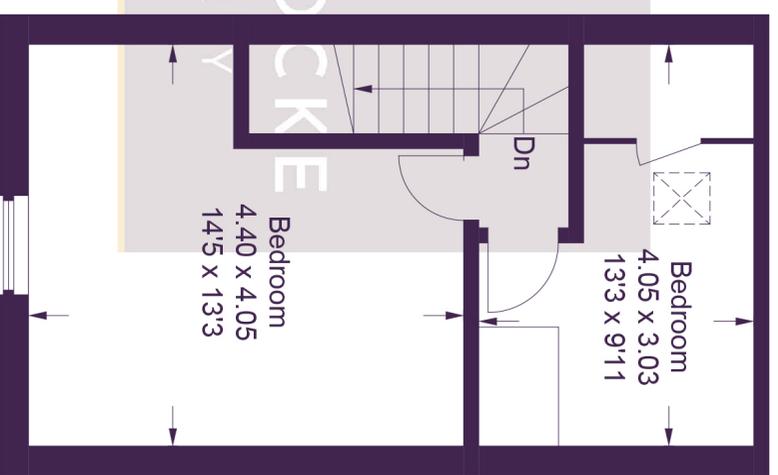
Total = 95.8 sq m / 1,030 sq ft



**Ground Floor**



**First Floor**



**Second 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.