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Park Road, Farnham Royal, Buckinghamshire. SL2 3BE.

Guide Price £525,000 Freehold

An extended four bedroom, two bathroom, two reception semi detached character cottage which offers excellent value for money, and comes to the market with no upper chain.

This charming property offers adaptable ground floor accommodation including a 13'10 x 12'8 bay fronted living room, a 13'10 x 12' dining room, and a side aspect kitchen which gives you access to a lobby where you can find a bathroom and a bedroom.

Upstairs is a twin front aspect 13'10 x 10'6 master bedroom, a 13'7 x 8'10 rear aspect second bedroom and an 8'1 x 7'6 bedroom three. Completing the accommodation is a shower room.

Externally, you have your own front and rear gardens. The rear garden is a good size and has a decking area with fencing to the sides.

#### LOCATION

Farnham Common village is approximately 1.5 miles from the property and provides a wide range of shopping facilities, including Tesco and Sainsburys mini supermarkets, Costa Coffee plus a variety of independent Shops, Restaurants and Boutiques.





Gerrards Cross Village and Mainline station with trains into Marylebone in approximately 22 minutes is approximately 5.0 miles from the property and offers a greater number of facilities including Waitrose supermarket, Cinema, restaurants and boutiques.

Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of independent Schools and Grammar Schools.

The area is well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



#### 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  
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# 4 Rectory Terrace

Approximate Gross Internal Area

Ground Floor = 63.4 sq m / 682 sq ft

First Floor = 42.5 sq m / 457 sq ft

Total = 105.9 sq m / 1139 sq ft



## 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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