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Lawkland, Farnham Royal, Buckinghamshire. SL2 3AN.

£425,000 Freehold

This three bedroom terraced house occupies a highly enviable position with wonderful views over Farnham Royal Cricket Club. Situated in this sought after cul-de-sac location, the property offers spacious, flexible accommodation of over 1300 square ft, and is within easy reach of all local amenities and walking distance to St Mary's Church of England Primary School.

The property also comes with no upper chain, therefore an ideal purchase for someone looking for a hassle free purchase. A particular feature of this house are the impressive vaulted ceiling and large windows, letting lots of natural light flood in.

On the ground floor is an entrance porch/boot room, a spacious 24'2 x 10'11 living/dining room, a 15'2 x 8'7 kitchen/breakfast room with ample fitted units and space for a table and chairs. There is also a ground floor cloakroom.

Upstairs are three excellent first floor bedrooms, all of which have built in wardrobes, and a family bathroom. Bedroom one is some 15'2 x 10'11, bedroom two 12'3 x 8'8 and bedroom three 12'7 x 6'11.



Outside, there is own drive providing off street parking in front of the garage. To the rear, is a pretty courtyard style garden.

This area of Farnham Royal is particularly picturesque and has a variety of countryside walks nearby. All local amenities plus the M4, M40 and M25 are within easy reach. Burnham/Slough Mainline Stations are around 2 miles away from the property which are serviced by the Crossrail route.

SCHOOLS

Renowned for its excellent grammar schooling along with a range of state and independent schools including Caldicott in Farnham Royal, Dair House in Farnham Common 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

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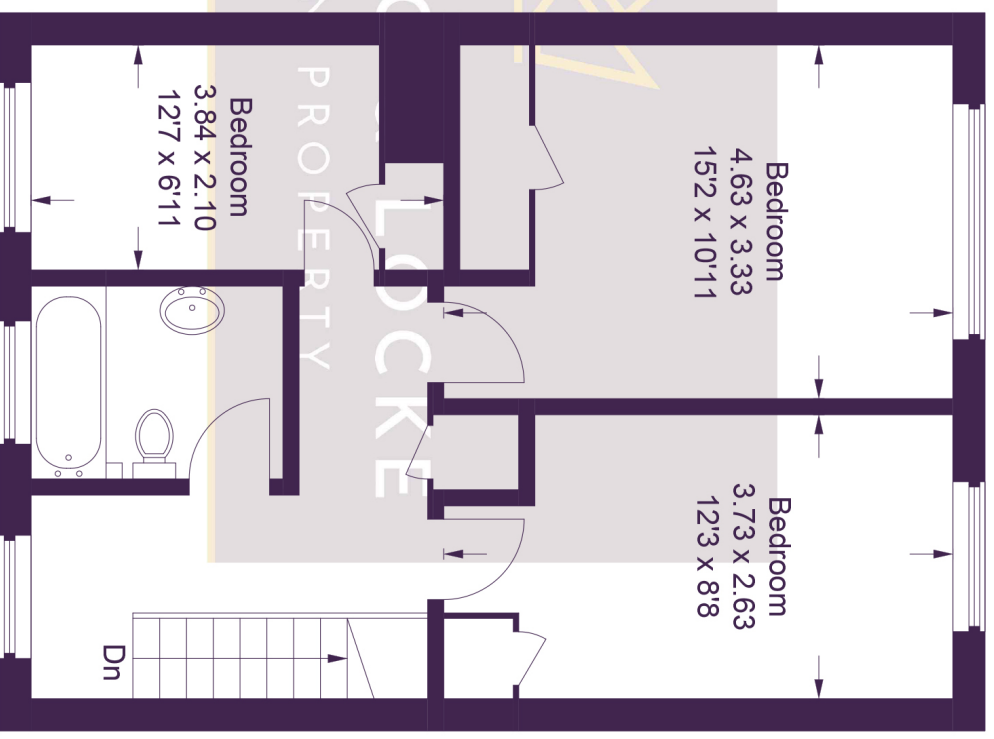
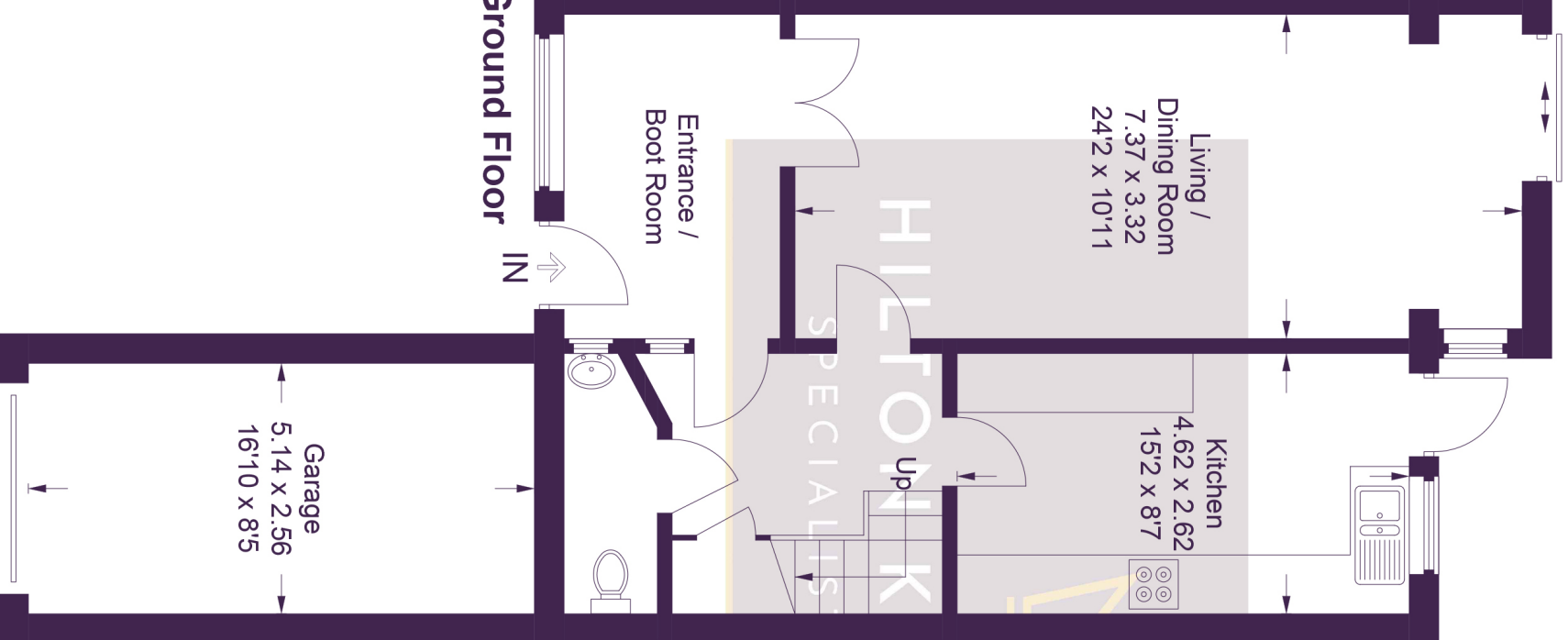
Approximate Gross Internal Area

Ground Floor = 56.6 sq m / 609 sq ft

First Floor = 52.5 sq m / 565 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 122.3 sq m / 1,316 sq ft



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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