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9 Briar Way, Slough, Berkshire. SL2 1ER.

£565,000 Freehold



This beautifully presented home offers both style and functionality, starting with a generously sized driveway that comfortably accommodates two cars.

As you step inside, you're welcomed by a bright and inviting hallway. Just to the right is a convenient downstairs toilet, while to the left, you'll find a spacious and light-filled living and dining area, measuring an impressive 24'3" x 11'11"—perfect for entertaining or relaxing with the family.

From here, French doors open into a stunning, modern kitchen, completed just four years ago. This space, sized at 18'4" x 10'11", blends contemporary design with practicality, making it a true heart of the home. Also on the ground floor is a versatile 9'8" x 9'6" room, currently used as a cosy snug. Whether you're in need of a quiet home office, playroom for little ones, or an additional sitting area, this space offers great flexibility to suit your lifestyle.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The master bedroom is a comfortable 12'4" x 11'10", followed by a generous second bedroom at 11'6" x 9'7", and a charming third bedroom measuring 8'4" x 8'0". A well-appointed family bathroom completes the first floor.

To the rear, the garden provides a perfect blend of peace and relaxation—ideal for unwinding after a long day or hosting guests on warm summer evenings.

#### LOCATION

Farnham Common village is approximately 2 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.

Gerrard's Cross Village and Mainline station with trains into Marylebone in approximately 22 minutes is approximately 5.5 miles from the property, while the Elizabeth line - opened in 2022 - provides seamless travel from Greater London via Heathrow airport & into central London. Approximately 25 minutes to Paddington from nearby Slough & Burnham stations. 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.c







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Important Notice

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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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# 9 Briar Way

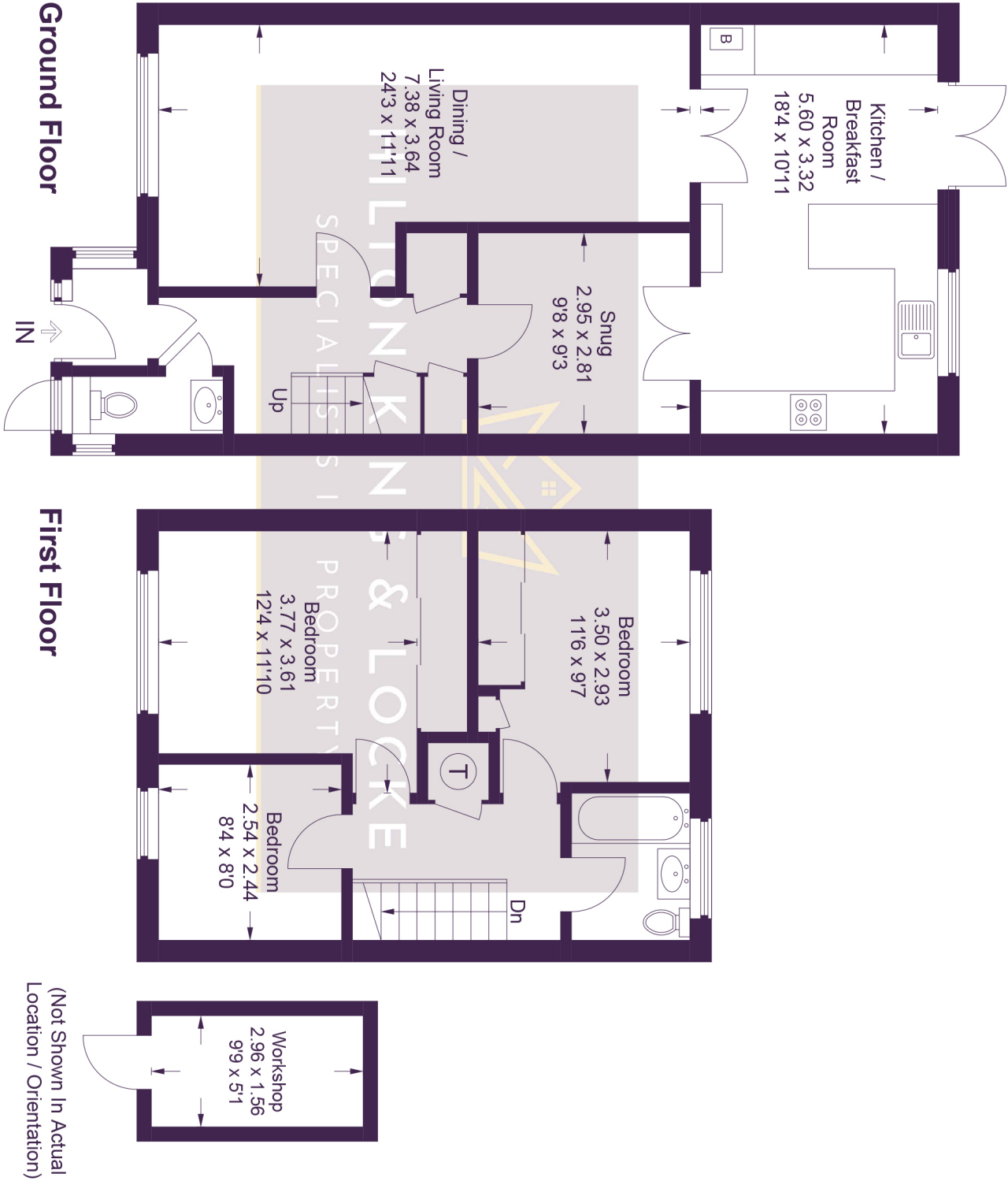
Approximate Gross Internal Area

Ground Floor = 64.9 sq m / 698 sq ft

First Floor = 42.2 sq m / 454 sq ft

Workshop = 4.6 sq m / 49 sq ft

Total = 111.7 sq m / 1,201 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.