



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



2 Milton Villas, Park Road, Farnham Royal, Buckinghamshire. SL2 3BA.

£650,000 Freehold



A quite beautifully presented three double bedroom semi detached, three storey family home which has been refurbished and extended by the current owners to a very high level indeed.

This stunning cottage combines Edwardian Character mixed with a modern, contemporary feel, and therefore we urge you to view this property internally in order to fully appreciate its charm.

Accommodation sits at an impressive 1532 square ft, and on the ground floor includes a 13'7 x 11'5 bay fronted living room with a feature period fireplace, and then the hub of the home, the superb 23'4 x 14'1 kitchen/living/dining area. This impressive space features an abundance of stylish kitchen units, a centre isle and also bi fold doors combined with ceiling lanterns, which ensure the room is flooded with natural light.

Also on the ground floor is a utility room and a cloakroom.

On the first floor is a 14'8 x 11'5 twin front aspect bedroom, a 12'7 x 8'10 bedroom which overlooks the rear garden, and a beautiful styled bathroom which has a stand alone feature bath, plus separate shower.

The top floor features a spacious 15'8" x 11'4" master suite, complete with ample wardrobe space, eaves storage cupboards, a dedicated dressing area, and a modern en-suite shower room.

Outside and to the front, there is a block paved drive that provides parking for two cars, and to the rear is a great sized garden, with a patio, lawn and timber shed.





## 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.

Gerrard's 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).

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.



The Broadway  
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555  
fc@hklhome.co.uk



## 2 Milton Villas

Approximate Gross Internal Area

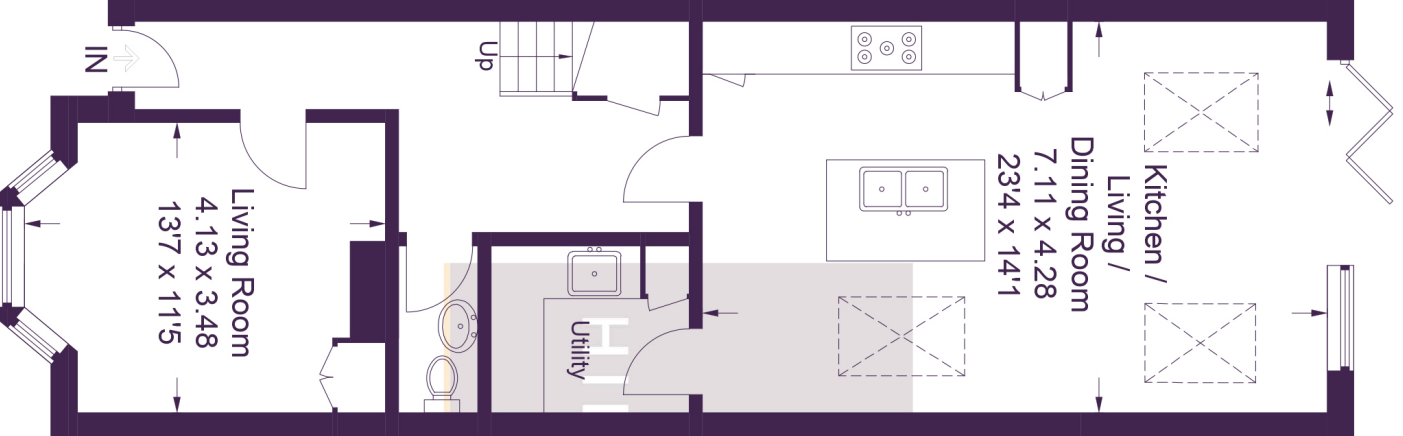
Ground Floor = 63.9 sq m / 688 sq ft

First Floor = 41.6 sq m / 448 sq ft

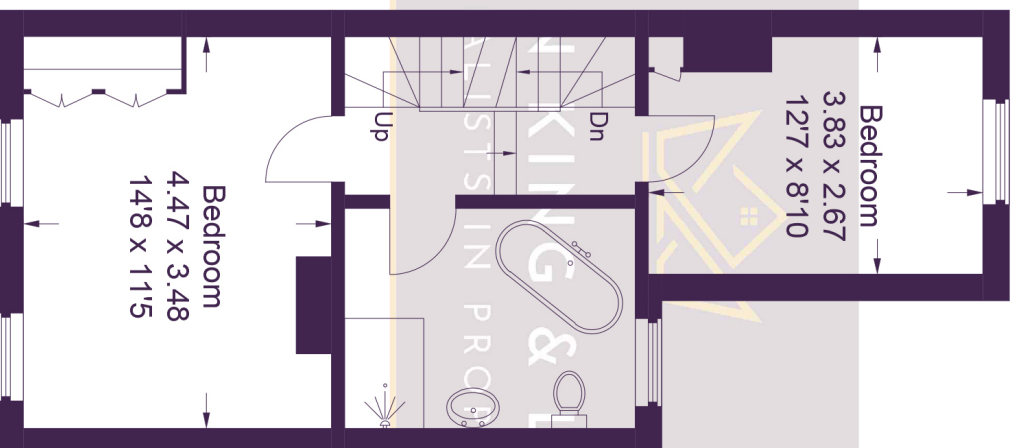
Second Floor = 36.8 m / 396 sq ft

(Including Eaves)

Total = 142.3 sq m / 1,532 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.