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SPECIALISTS IN PROPERTY



4 Astonville Beaconsfield Road, Farnham Common, Buckinghamshire. SL2 3HZ.

£300,000 Leasehold

****NO ONWARD CHAIN****

A stylish and beautifully presented one-bedroom, first-floor character apartment, ideally situated in the heart of Farnham Common and just a short stroll from the stunning Burnham Beeches.

This exceptional property truly must be seen to be fully appreciated, boasting an inviting blend of period charm and modern comforts. The bright and airy sitting room, with its elegant Amtico flooring and classic sash window, exudes warmth and sophistication. The contemporary kitchen/breakfast room is well-appointed with sleek fitted units, an induction hob, and ample space for dining, making it perfect for both everyday meals and entertaining.

The spacious bedroom features a charming Victorian-style fireplace, fitted double wardrobes, and a large sash window that floods the room with natural light. Completing the interior is a stylish shower room with a fully tiled cubicle, fitted mirrored units, and modern fixtures.

Externally, the property benefits from a small front lawn, thoughtfully secluded by mature hedging and fenced boundaries for added privacy. Paving provides off-street parking, with a side drive offering additional parking spaces at the rear.

Additional highlights include an integrated speaker system throughout, adding a touch of modern luxury to this already impressive home.

THE AREA

Located right in the heart of the village - a short walk to both Burnham Beeches and The Broadway with its many shops and amenities. Locally you can find Costa Coffee, Sainsbury, Tesco and an array of local shops and places to eat.



The property is located around 3 miles from Burnham & Slough Station, both featuring the Elizabeth Line. The motorway network of the M40, M25 and M4 are all also within easy reach. Farnham Common is well served by road and rail links with the larger neighbouring towns of both Gerrards Cross and Beaconsfield providing direct rail access into London Marylebone in around 20 minutes.

SCHOOLS

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

Farnham Common also has its own excellent Infant and Junior Schools which are both walking distance to the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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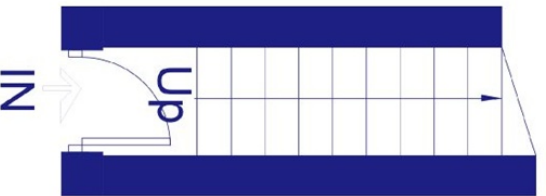
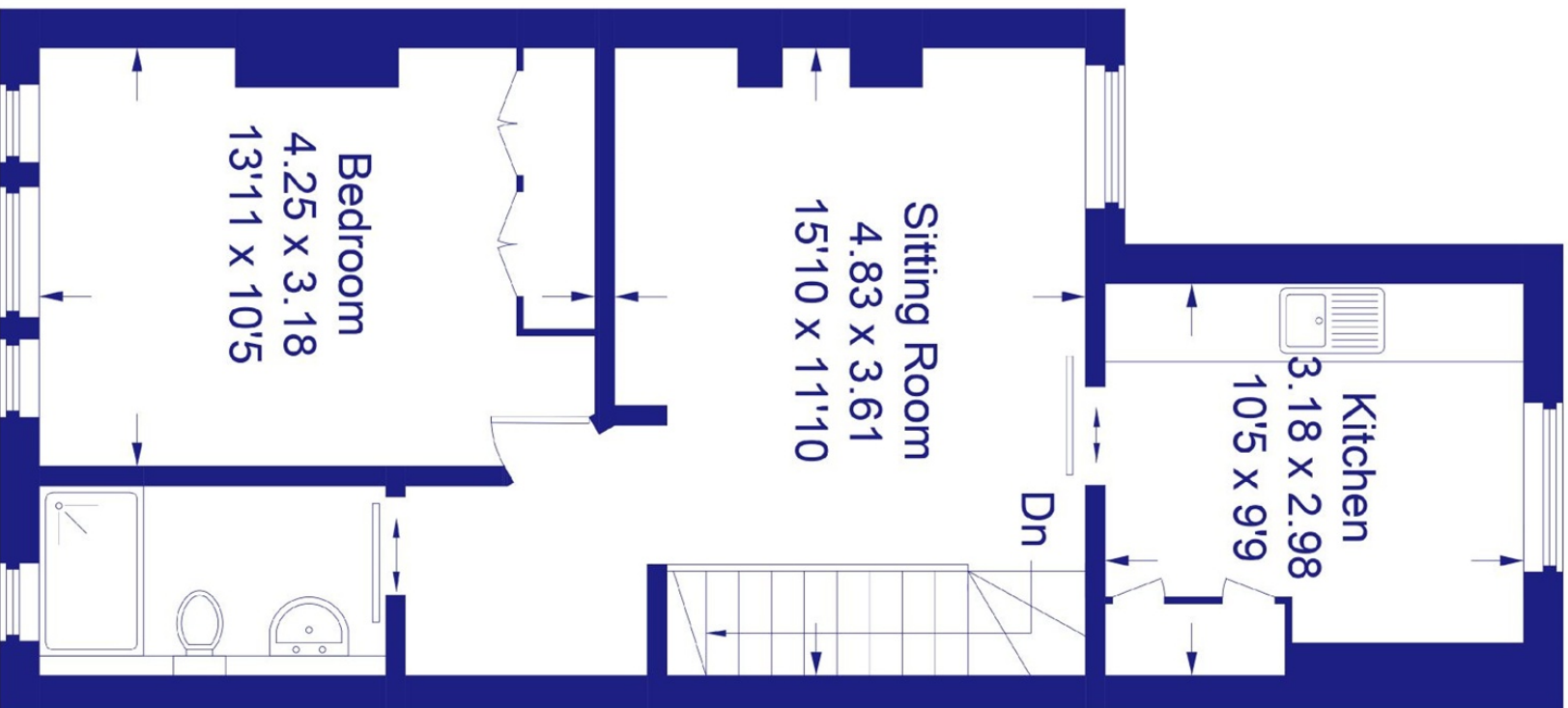
4 Astonville

Approximate Gross Internal Area

First Floor = 2.6 sq m / 28 sq ft

Second Floor = 48.4 sq m / 521 sq ft

Total = 51.0 sq m / 549 sq ft



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.

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