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SPECIALISTS IN PROPERTY



32 Langtons Meadow, Farnham Common, Slough, Buckinghamshire. SL2 3NH.

£535,000 Freehold

A Stunning, Modern & Newly Refurbished 3-Bedroom Home in the Heart of Farnham Royal Step inside this beautifully refurbished three-bedroom home and be greeted by a bright and welcoming hallway, setting the tone for the modern and stylish interior throughout. Immediately to your right, you'll find a convenient downstairs WC which also benefits from a shower, effectively making this a two-bathroom property – ideal for busy family life or visiting guests.

As you move forward, you're drawn into the heart of the home – a spacious and contemporary 20'10 x 11'8 kitchen/dining/living space, perfectly designed as the ultimate family hub. Whether it's cooking, dining, or entertaining, this open-plan space is where everyone will naturally gather. To the front of the property is a separate, cosy 13'10 x 11'8 living room, perfect for relaxing evenings or a quiet retreat.

Upstairs, there are three generously sized bedrooms. The master bedroom measures 11'11 x 11'9, offering a comfortable sanctuary. The second bedroom, at 11'9 x 9'10, provides excellent space for family or guests, while the third bedroom, a handy 9'8 x 8'4, is ideal as a child's room, home office, or nursery. A modern family bathroom completes this floor.

To the rear, the property boasts a beautiful, low-maintenance garden, perfect for outdoor entertaining and relaxation. The garden also features a handy shed and direct access to the garage, making it both practical and appealing.

Location – Why Farnham Royal & Farnham Common? This property is ideally situated in a sought-after location. Farnham Royal and nearby Farnham Common are exceptionally well-connected by road and rail.

The larger neighbouring towns of Gerrards Cross and Beaconsfield offer direct rail services to London Marylebone in around 20 minutes, while nearby Burnham provides access to the Elizabeth Line (Crossrail), making commuting into Central London and Canary Wharf a breeze.

Local amenities are close by, with The Broadway in Farnham Common offering everyday conveniences including Tesco, Sainsbury's, Costa, and more. For those travelling by car, the M40, M25, and M4 are all within easy reach. Families will also appreciate the area's excellent schooling options. Buckinghamshire is renowned for its sought-after grammar schools, and there are numerous highly regarded state and independent schools nearby, including Caldicott (Farnham Common), Dair House (Farnham Royal), and Maltman's Green (Gerrards Cross).

The property is also within walking distance of excellent local Infant and Junior schools. This home is the perfect combination of modern living, convenience, and location – ready for its next family to move in and enjoy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(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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32 Langtons Meadow

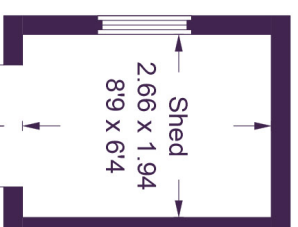
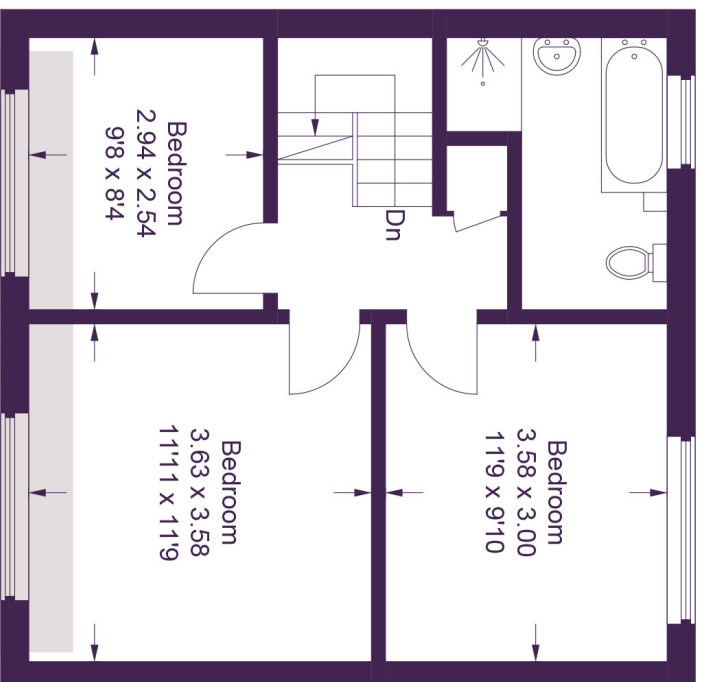
Approximate Gross Internal Area (Including Garage)

Ground Floor = 60.2 sq m / 648 sq ft

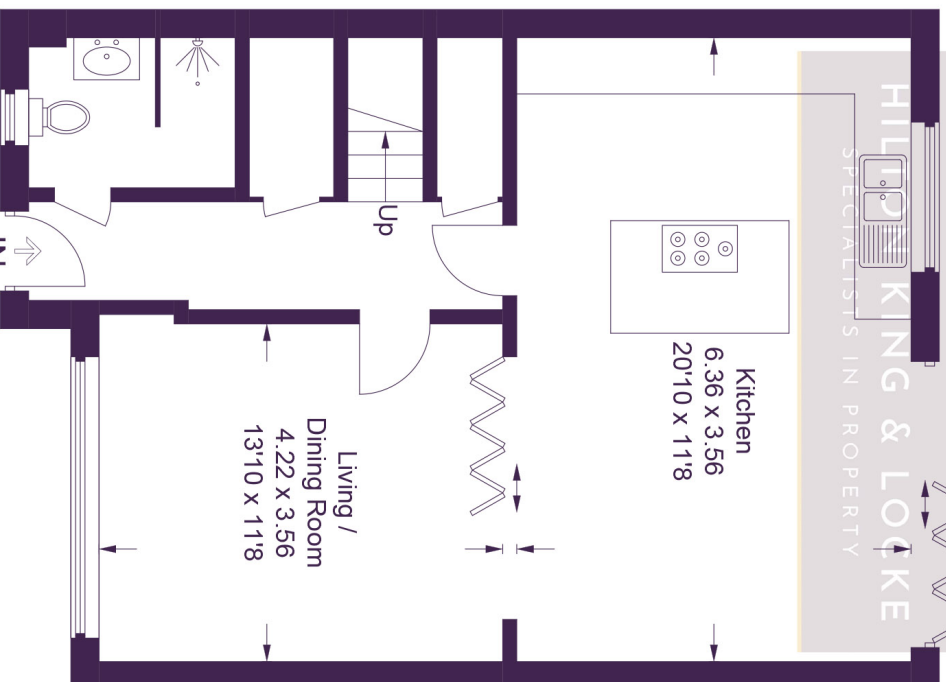
First Floor = 45.2 sq m / 486 sq ft

Outbuilding = 20.6 sq m / 222 sq ft

Total = 126.0 sq m / 1,356 sq ft



(Not Shown In Actual Location / Orientation)



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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.