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SPECIALISTS IN PROPERTY



3 Rectory Terrace, Park Road, Farnham Royal, Buckinghamshire. SL2 3BE.

£400,000 Freehold

Charming three-bedroom semi-detached character cottage effortlessly blends period charm with comfort. Offered with ****NO ONWARD CHAIN****, this delightful home boasts a warm and inviting atmosphere throughout.

The ground floor accommodation features a beautifully presented bay-fronted living room, complete with a striking feature fireplace that adds to the cottage's character. A separate dining room provides an ideal space for entertaining, while the generously sized kitchen at the rear is fitted with modern appliances, offering ample storage and workspace.

Upstairs, three well-proportioned bedrooms provide excellent accommodation, with the master bedroom benefiting from a stunning Victorian fireplace, a true nod to the property's heritage. A family bathroom completes this floor.

Externally, the property enjoys both front and rear gardens, with the latter offering a generous outdoor space perfect for relaxation. The patio area is an ideal spot for alfresco dining or unwinding in the sunshine, while the rest of the garden provides ample space for planting, play, or further landscaping.

This wonderful cottage presents a fantastic opportunity for those seeking a characterful home in a desirable setting.

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.

Gerrards 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.



This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price)

Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

The Fee is considered within calculations for stamp duty.

A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

Services may be recommended by the Agent or Auctioneer in which they will

receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT.

These services are optional.



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.



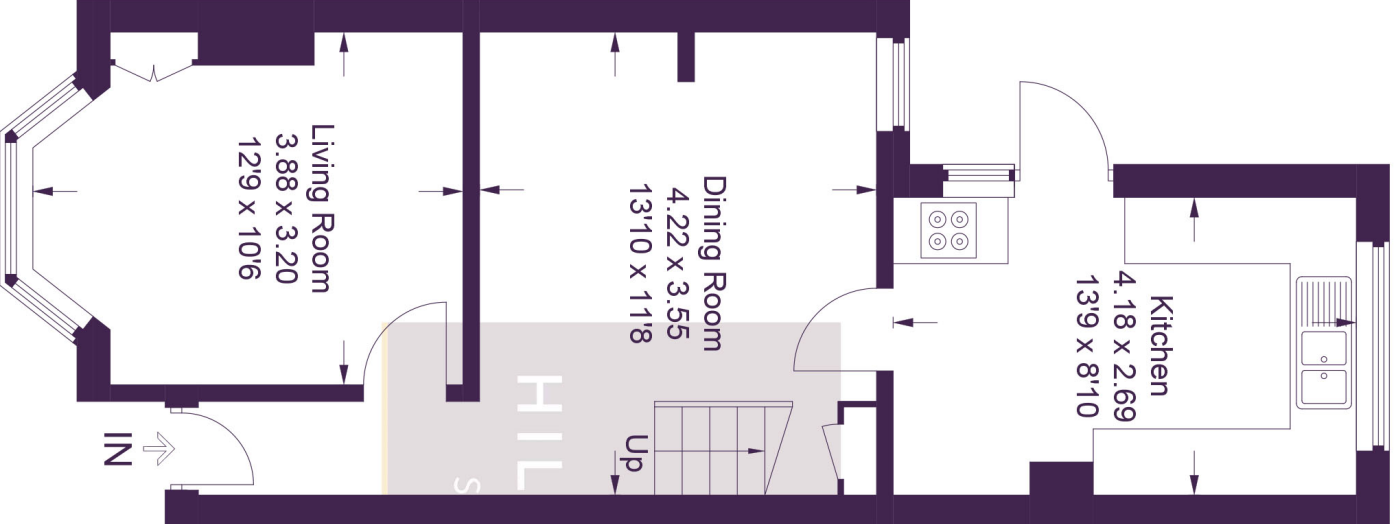
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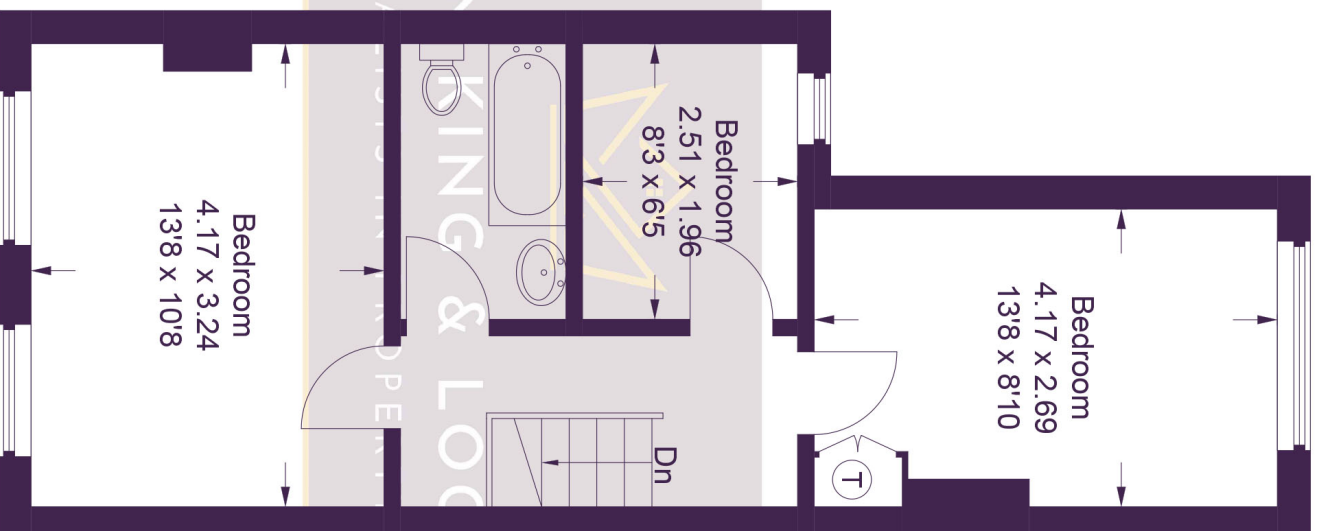
3 Rectory Terrace, Park Road



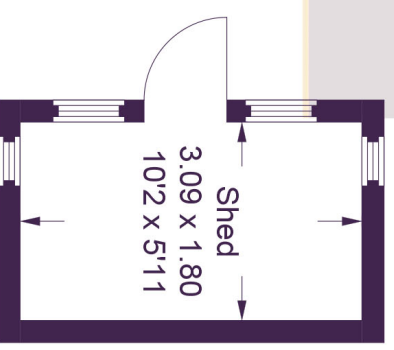
Approximate Gross Internal Area
Ground Floor = 41.5 sq m / 447 sq ft
First Floor = 40.9 sq m / 440 sq ft
Outbuilding = 5.6 sq m / 60 sq ft
Total = 88.0 sq m / 947 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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