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SPECIALISTS IN PROPERTY



18 Cobblers Close, Farnham Royal, Buckinghamshire. SL2 3DT.

£1,325 pcm

Nestled in the desirable location of Farnham Royal, this charming two bedroom Buckinghamshire property offers a peaceful yet accessible rental.

Enjoy the serenity and seclusion of residing on the ground floor. Here, tranquility reigns supreme. The well-appointed kitchen is in pristine condition. Meanwhile, the spacious lounge exudes warmth with its inviting wood flooring.

The master bedroom is generously sized and features fitted wardrobes, ensuring ample storage space. Bedroom two offers similar proportions, providing versatility for guests, family members, or even a dedicated home office. Bathroom suite with shower

Cobblers Close is nestled in a tranquil pocket of Farnham Royal with access to the most beautiful walks and areas of outstanding natural beauty. Traditional local pubs and restaurants are just a stroll away. The famous Burnham Beeches is the back drop to the property and on leaving the close the foot paths lead to a variety of charming village pubs and neighbouring Farnham Common High Street with supermarkets , essential shops, cafes , bars and restaurants .

Ideal for commuters with regular bus service over the road to Slough or Burnham train station for the all improve Cross rail and M40 /M4 access for quick access by road.

A must see property benefiting from the trappings of modern village life and woodland surrounds .Superb rental price !

Viewings by appointment only.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.



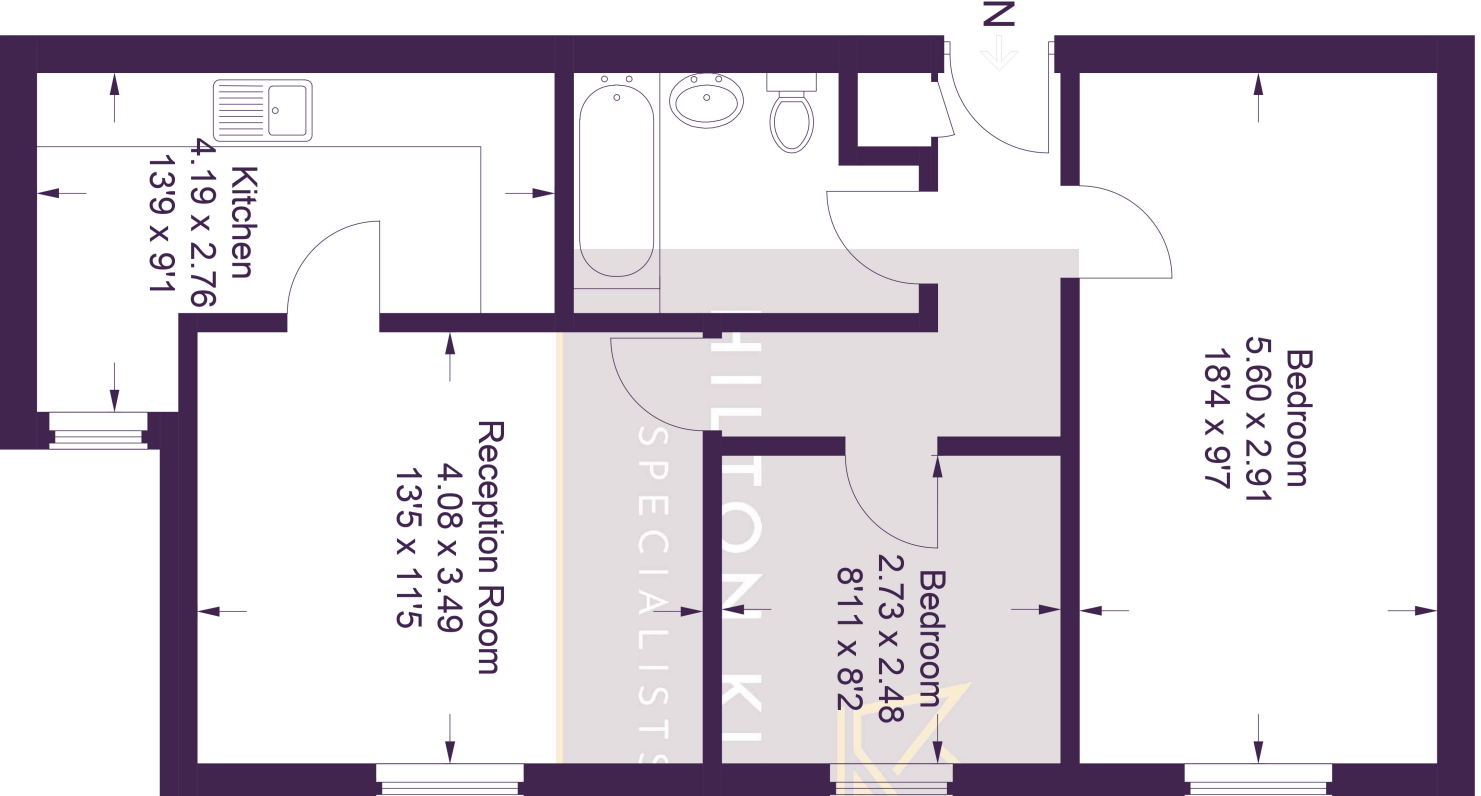
The Broadway  
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555  
fc@hklhome.co.uk

# 18 Cobblers Close

Approximate Gross Internal Area = 60.0 sq m / 646 sq ft  
Garage = 13.5 sq m / 145 sq ft

Total = 73.5 sq m / 791 sq ft



(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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