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24 Devonshire Green, Farnham Royal, Buckinghamshire. SL2 3DR.

£485,000 Freehold

An excellent-sized three-bedroom end of terrace family home, ideally situated in a sought-after location just a short walk from Burnham Beeches.

A standout feature of this home is the abundance of natural light, thanks to its large windows, creating a bright and airy atmosphere throughout.

Upon entering, you are welcomed by a spacious entrance porch, perfect for coats and shoes. The ground floor has been thoughtfully extended to the front, offering two generous reception rooms—one of which features sliding doors leading directly to the garden. The open-plan kitchen and dining area also provide seamless access to the rear garden, and a convenient downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, two benefiting from fitted wardrobes, as well as a family bathroom featuring both a separate shower and a bath.

Externally, the landscaped rear garden provides a wonderful outdoor space, complete with a patio area, side storage, and a gated side access leading to the front of the property.

#### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important Notice**  
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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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Farnham Common Buckinghamshire SL2 3QH

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# 24 Devonshire Green

Approximate Gross Internal Area

Ground Floor = 59.3 sq m / 638 sq ft

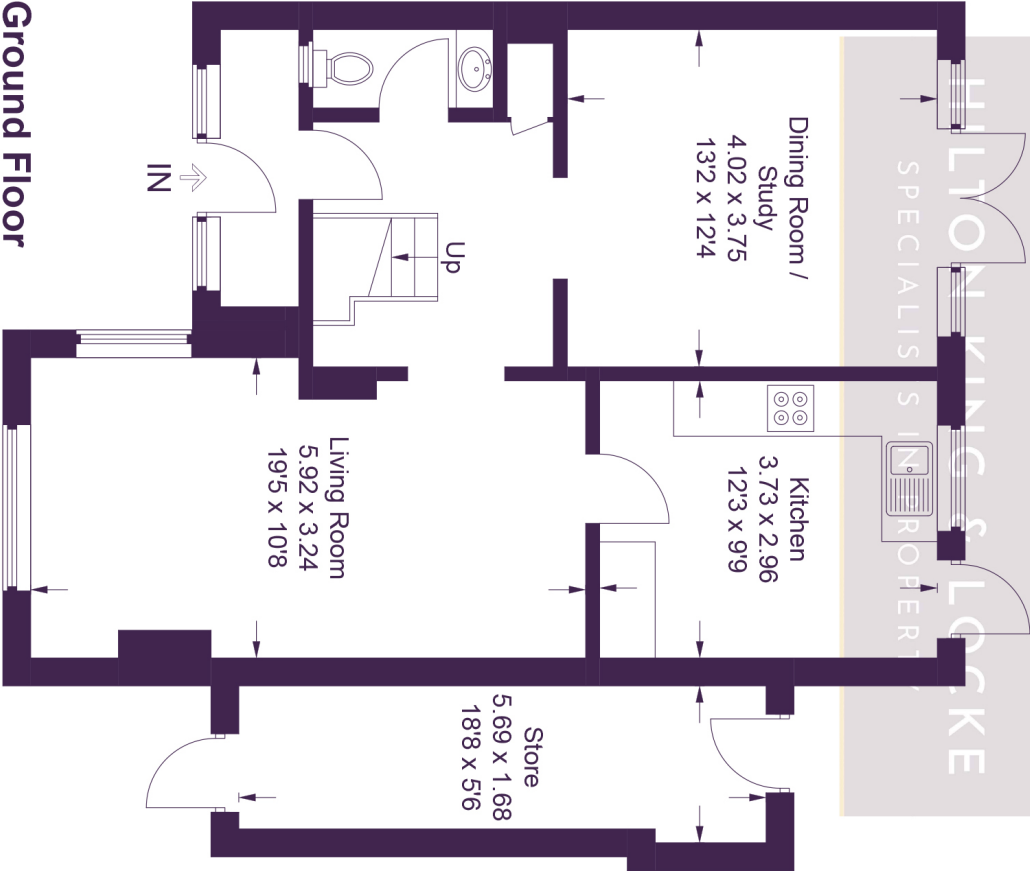
First Floor = 45.9 sq m / 494 sq ft

Store = 9.3 sq m / 100 sq ft

Total = 114.5 sq m / 1232 sq ft



## First Floor



## Ground 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.