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52 Cranwells Lane, Farnham Common, Buckinghamshire. SL2 3GW.

£355,000 Leasehold

A spacious two double bedroom first floor apartment situated in a highly sought after Cranwells Lane.

This impressive property was built by Linden Homes in 2007 and has great accommodation sitting at 830 square ft.

just a short stroll from The Broadway in Farnham Common, this immaculately presented two-bedroom apartment offers a rare blend of modern living, generous space, and immediate move-in readiness — all with no onward chain

Inside, the home impresses immediately with a stunning open-plan dining and living area, measuring 18'8 x 13'11 . Bathed in natural light and boasting modern living, it's the ideal space to relax or entertain. The 12'9 X 9'9 kitchen features sleek cabinetry, integrated appliances, and a contemporary finish.

The principal bedroom is a true retreat, measuring 14'9 x 12'1, complete with a modern en-suite shower room. The second double bedroom is equally spacious at 14'4 x 8'6, making it perfect for guests, a home office, or a growing family.

Further benefits include one allocated parking space, recently updated décor throughout, offering a turnkey solution for the right buyer.

THE AREA

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.

Crossrail at nearby Burnham provides commuters with easy access across central London via the Elizabeth line. The motorway network of the M40, M25 and M4 are all also within easy reach.

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. For a full list of catchment schools visit www.buckscc.gov.uk.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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

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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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