

# HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



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  $18.8 \times 13.11$ . Bathed in natural light and boasting modern living, it's the ideal space to relax or entertain. The  $12.9 \times 9.9$  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  $14'4 \times 8'6$ , 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







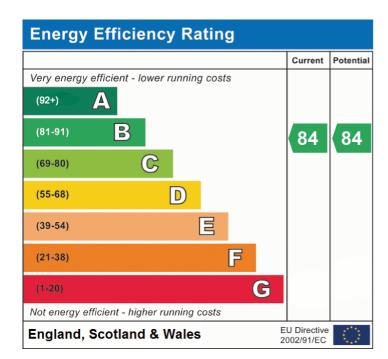
neighbouring towns of both Gerrards Cross and Beaconsfield providing direct rail access into London Marylebone in around 20 minutes.

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.











### 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).

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# 52 Cranwells Lane

Approximate Gross Internal Area = 84.0 sq m / 904 sq ft





First 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.

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