



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



Blackpond Lane, Farnham Royal, Buckinghamshire. SL2 3EA.

£650,000 Freehold



A three/four bedroom semi detached house situated in most desirable Blackpond Lane, Farnham Royal.

This property comes to the market with no upper chain, and therefore ideal if you are seeking a hassle free purchase. Furthermore, there is modernisation required, so this is a perfect buy if you want a home to improve and put your own stamp on.

This family home also sits on a very large plot, with large front and rear gardens. There is already in place an extension which is double storey and single in width, but the property lends itself to be further extended/re configured (subject to the usual consents).

Existing ground floor accommodation includes a 12'1 x 11'11 bay fronted living room, a 14' x 9'11 dining room and a 17'10 x 7'5 double aspect kitchen.

Upstairs consists of a 13'9 X 12'1 front aspect master bedroom, a 14'3 x 10'1 second bedroom which overlooks the garden, a 9'2 x 7'9 third bedroom which then leads to an 8'2 x 7'5 bedroom. This room would be ideal to set up as a nursery or a dressing room. A family bathroom completes the accommodation.

Outside there is ample off street parking on the drive, a 17'9 x 9'2 garage, and the rear garden is a real treat at around 200ft in length, and is mainly laid to lawn with shrub borders.

THE AREA





Farnham Royal and Farnham Common are 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 to Canary Wharf.

The motorway network of the M40, M25 and M4 are all also within easy reach. The property is walking distance to the popular Emperor Public House plus is within easy reach of The Broadway in Farnham Common with its local amenities which include Tesco, Sainsbury and Costa. The beautiful Burnham Beeches are also only a short walk away.

## 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, the area 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](http://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).

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](mailto:fc@hklhome.co.uk)

# 46 Blackpond Lane

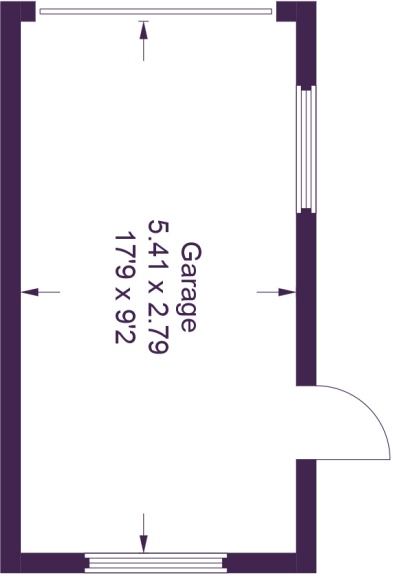
Approximate Gross Internal Area

Ground Floor = 50.6 sq m / 545 sq ft

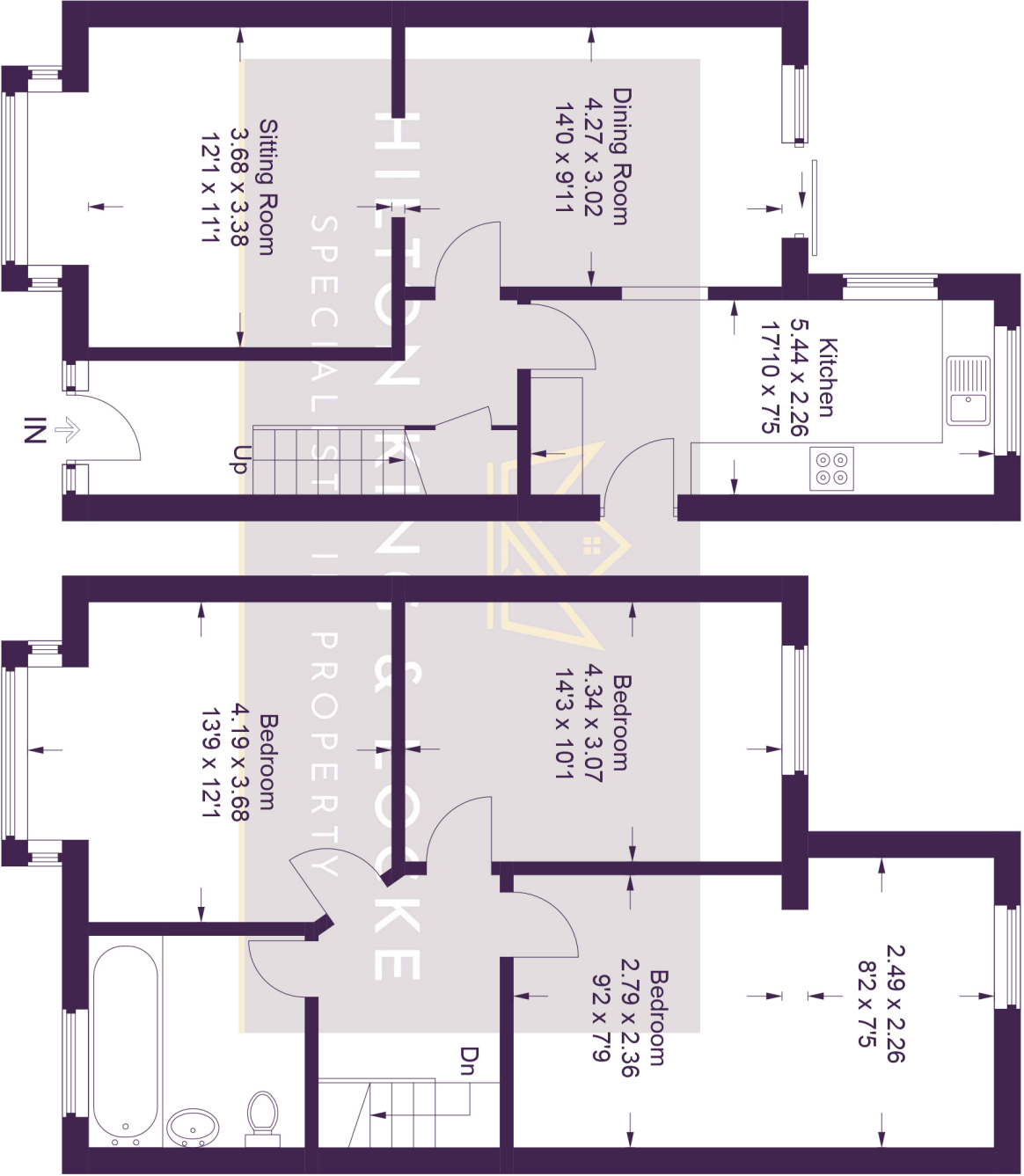
First Floor = 60.0 sq m / 646 sq ft

Garage = 15.1 sq m / 162 sq ft

Total = 125.7 sq m / 1,353 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.

© CJ Property Marketing Ltd      Produced for Hilton King & Locke