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6 Montague Close, Farnham Royal, Slough, Buckinghamshire. SL2 3DW.

£525,000 Freehold

Discover modern living in this recently refurbished four-bedroom townhouse.

The ground floor welcomes you with a beautifully updated kitchen in 2021, featuring a built in fridge freezer, washing machine, dishwasher, microwave, oven and gas hob. As you move towards the rear, the open-plan living and dining area is drenched in natural light, with double doors that open onto the garden, creating a seamless indoor-outdoor flow. A convenient downstairs toilet completes this level, adding a practical touch to the elegant layout.

The first floor offers a harmonious blend of space and functionality. Bedroom two is a comfortable double with fitted wardrobes and an en-suite shower room. Bedroom three, a spacious double, enjoys views of the front garden, while bedroom four serves perfectly as a study or nursery. The family bathroom, complete with a shower-over-bath arrangement, rounds out this floor.

Ascend to the top floor to find the luxurious master suite, a true retreat featuring an en-suite shower room and generous fitted wardrobes, providing ample storage and a touch of sophistication.

Outside, the property continues to impress. At the front, two allocated parking spaces offer convenience and ease. The rear garden, West facing and predominantly laid to lawn, includes a cosy patio area ideal for outdoor relaxation and entertaining. A rear access gate adds an extra layer of convenience to this delightful space.

AREA

Farnham Royal is particularly picturesque and has a variety of countryside walks nearby. Burnham Beeches is a short walk. All local amenities plus the M4, M40 and M25 are within easy reach.



Burnham Mainline Station is within 1.5 miles and Slough Station is 2 miles away from the property, both of which have the Elizabeth Line, taking you into London in 20 mins.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 90 |
| (69-80) C | 79 | |
| (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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6 Montague Close

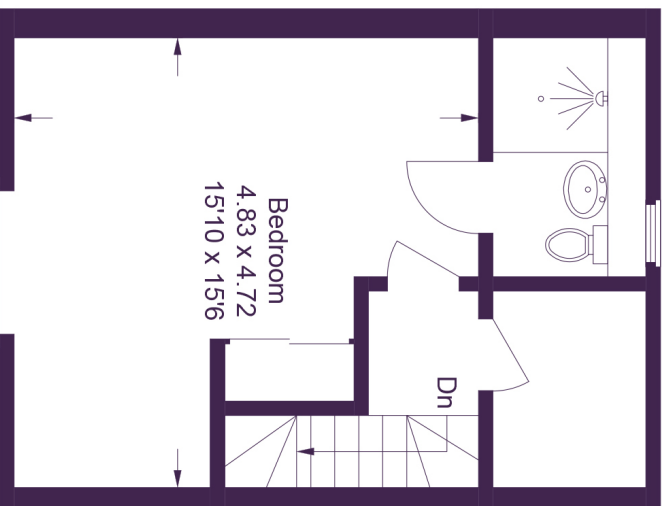
Approximate Gross Internal Area

Ground Floor = 38.9 sq m / 419 sq ft

First Floor = 38.5 sq m / 414 sq ft

Second Floor = 31.8 sq m / 342 sq ft

Total = 109.2 sq m / 1,175 sq ft



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.