



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



109 Langtons Meadow, Farnham Common, Buckinghamshire. SL2 3NS.

£340,000 Freehold

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from

A three bedroom end of terrace house situated in a unique setting overlooking woodland. Located at the end of a no through road, this peaceful location is perfect for a young family and as the property requires updating in areas, we feel this would also be an ideal purchase for someone looking to put their own stamp on things. There is also no upper chain!

Accommodation includes a double aspect living room with a bay fronted window to the front and doors leading directly to your garden, a fitted kitchen, three decent first floor bedrooms and a family bathroom. Your own garden is mainly laid to lawn with decking area.



## SITUATION

Located right in the heart of the village - a short walk to both Burnham Beeches and The Broadway with its many shops and amenities.

Locally you can find Costa Coffee, Sainsbury, Tesco and an array of local shops and places to eat. Cross rail (Elizabeth Line) is now linked with nearby Burnham station. The property is located 1.6 miles from Burnham Station and 2 miles from Slough Station.

## 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 to Canary Wharf. 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](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.



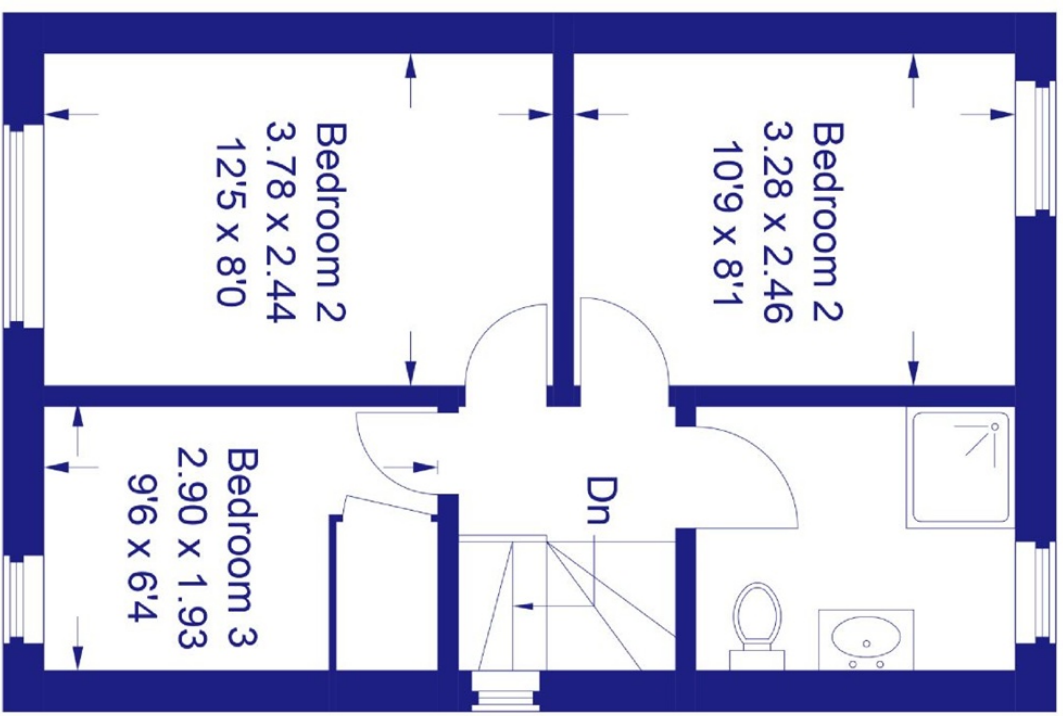
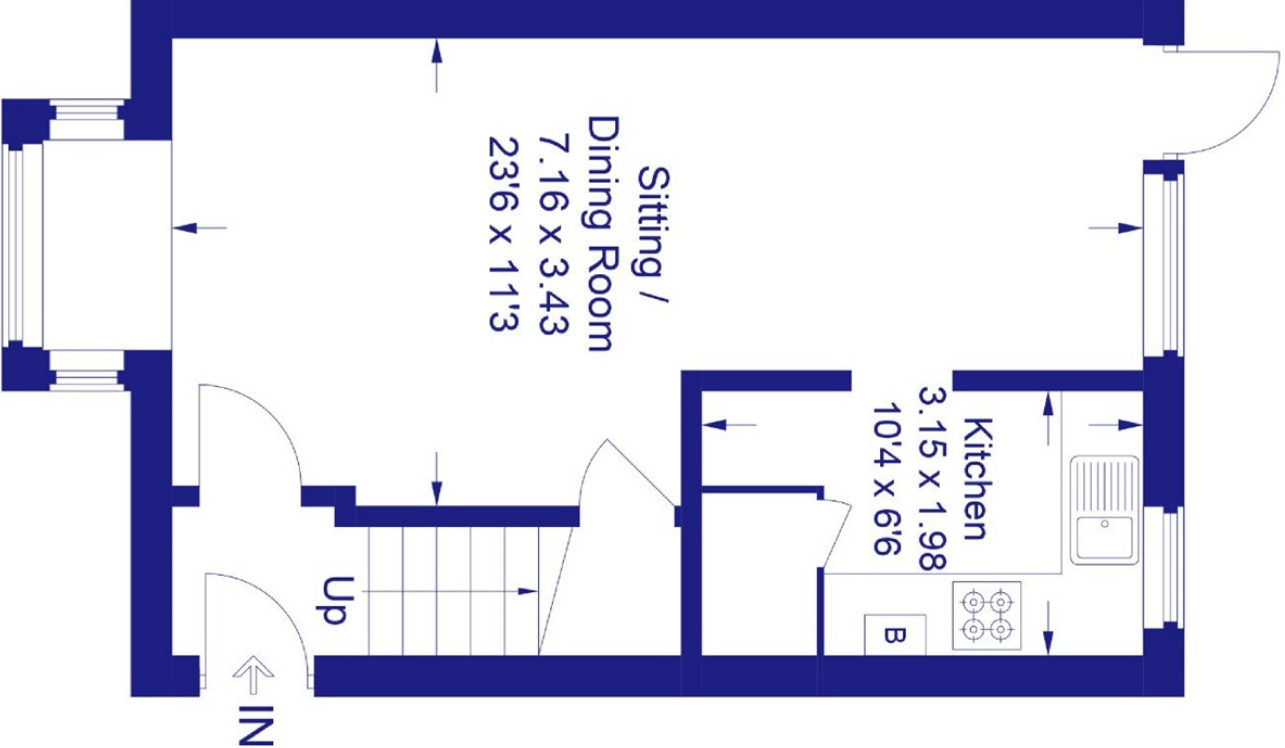
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# 109 Langtons Meadow SL2 3NS



Approximate Gross Internal Area  
Ground Floor = 32.8 sq m / 353 sq ft  
First Floor = 32.5 sq m / 350 sq ft  
Total = 65.3 sq m / 703 sq ft



## Ground Floor

## 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.