



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



34 Park Lawn, Farnham Royal, Buckinghamshire. SL2 3AP.

£440,000 Share of Freehold

**\*\*NO ONWARD CHAIN\*\*** Park Lawn is a private gated residence consisting of four mansion blocks of elegant apartments in the highly sought-after location of Farnham Royal.

Upon entering this bright and airy apartment you will notice straight away how well laid out the space is. The main bedroom has been redecorated with built in wardrobes and an en-suite bathroom. Bedroom two has a private balcony. The main cloakroom and bathroom are just outside along with further storage.

The well-fitted kitchen is overlooking the front and is designed with shaker-style units and equipped with modern appliances. Bedroom three is currently used as a formal dining room and is easily accessible from the kitchen. The spacious sitting room, complete with a fireplace and private balcony, offers picturesque views over the beautiful manicured communal gardens and Stoke Park Golf Club.

Outside the property is set within 3 acres of beautifully maintained communal grounds, providing a peaceful and serene lifestyle with picturesque views of lush lawns, landscaped gardens, and the stunning backdrop of Stoke Park Golf Club. The residence comes with a private double garage located in a separate block, equipped with security cameras, as well as two additional designated parking spaces. For visitors, ample guest parking is conveniently available.

#### THE AREA

Located 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 will now be linked into nearby Burnham Station.



The property is located around 3 miles from Burnham Station and 3 miles from Slough Station. The motorway network of the M40, M25 and M4 are all also within easy reach. 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.

### 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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### 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

# 34, Park Lawn



Approximate Gross Internal Area = 96.4 sq m / 1,038 sq ft  
Garage = 17.0 sq m / 184 sq ft  
Total = 113.5 sq m / 1,222 sq ft



(Not Shown In Actual Location / Orientation)



## 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.