



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



31 Drew Meadow, Farnham Common, Buckinghamshire. SL2 3JA.

£425,000 Freehold

Inviting two double bedroom mid terrace house, where comfort meets functionality. The open plan kitchen and dining room is in impeccable condition and offers a spacious and delightful area which overlooks the charming garden. The living room, thoughtfully designed, provides dual aspect views of the garden and front of the property. Potential abounds with the prospect of a utility room off the kitchen, adding practicality to daily living. Another room, accessible from the front, presents a unique opportunity, a potential study or an ideal space for entrepreneurs looking to run a business from the comfort of their own home.

Venturing upstairs, discover two generously sized bedrooms, one of which is adorned with fitted wardrobes.

Outside, the property boasts both front and back gardens, offering versatility for outdoor activities. The front garden, currently undergoing permission for a dropped kerb, presents an exciting prospect for additional parking.

#### THE AREA

Situated in a sought after location within easy reach of Farnham Common where you can find a selection of interesting shops and restaurants including Local Tesco's and Sainsbury's, Costa Coffee and the very popular La Cantina Del Vino Italian restaurant.

Farnham Common is ideally situated for numerous leisure facilities including the 500 acres of historic woodland at Burnham Beeches, ideal for its attractive country walks, cycling paths and a relaxing café.

Stoke Park, the popular Golf and Country Club is close by with its famous golf course, Spa and Gym.

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 & Slough 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. Burnham/Gerrards Cross and Slough Stations are all approximately 3 miles 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. 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>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(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

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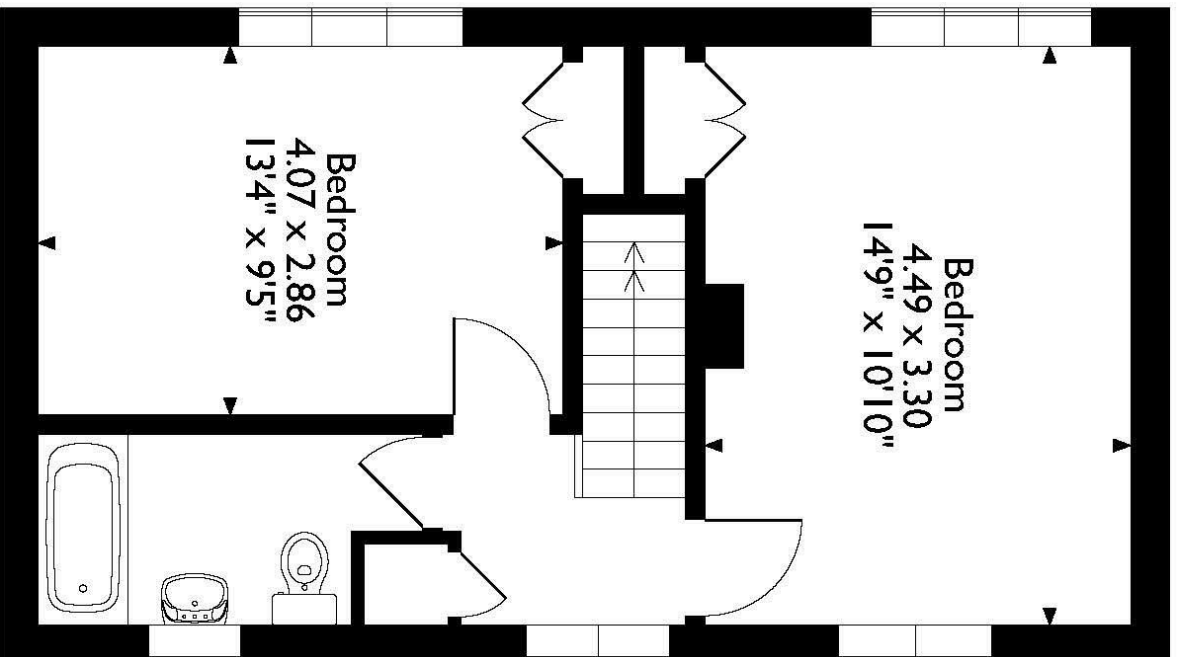
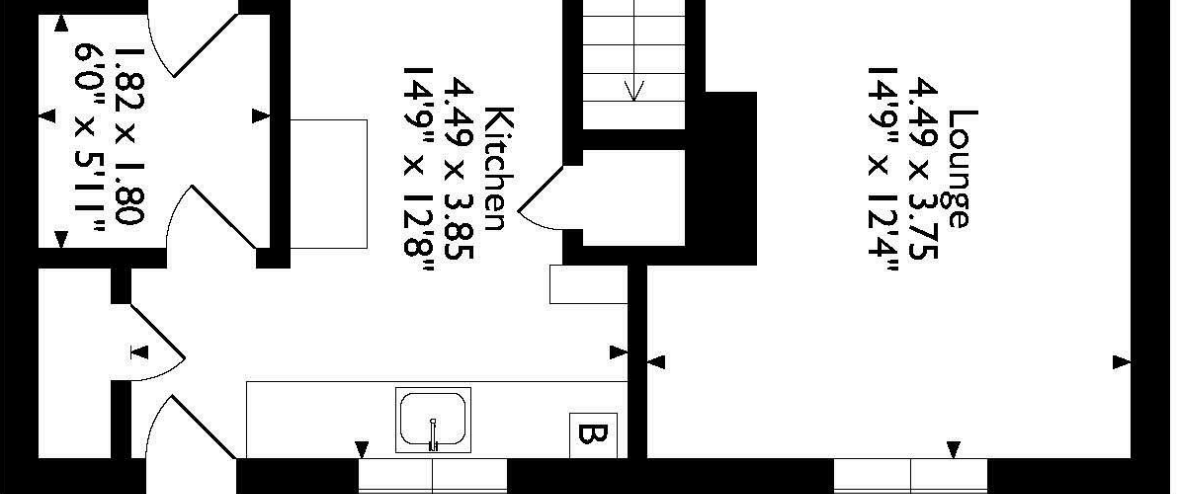
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**31, Drew Meadow, Slough**  
**Approximate Gross Internal Area**  
**76 Sq M/818 Sq Ft**



**Ground Floor**

**First Floor**

Location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.