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Home Meadow, Farnham Royal, Buckinghamshire. SL2 3BR.

£575,000 Freehold

An extended four bedroom semi which includes a self contained annexe with a bedroom on the ground floor, plus three additional double bedrooms upstairs. There is an excellent 1275 square ft of adaptable accommodation, with the property also being situated on a large plot, with parking for numerous vehicles on the spacious front drive and a stand out, secluded and south west facing rear garden.

The property also comes to the market with no upper chain, so is therefore ideal if you are looking for a hassle free purchase.

Internally and on the ground floor is an entrance hall which gives you direct access to either the living room or the annexe bedroom. The living room measures 14'11 x 9'3, has french doors leading to the garden and also takes you through into the 15' x 10' double aspect kitchen. From the kitchen you also have direct access to the 13'3 x 8'1 utility room, which in turn has doors to both the front driveway and also the rear garden.

The annexe bedroom measures some 15' x 11'6 and leads into its own 13'3 x 11'8 kitchen, which in turn has french doors and a rear aspect overlooking the garden. Completing the annexe is a shower and a cloakroom.

On the first floor is a superb 15' x 14'4 double aspect master bedroom. Bedrooms two and three are both double in size a measure 10' x 9'3 and 9'11 x 9'1. A shower room and a separate cloakroom complete the accommodation.



Outside, the aforementioned frontage is also low maintenance, with the generous rear garden offering a large patio, lawn and is also fairly secluded.

## LOCATION

Farnham Common Village is approximately 1.5 miles from the property and provides a wide range of shopping facilities, including Tesco and Sainsburys mini supermarkets, Costa Coffee plus a variety of independent Shops, Restaurants and Boutiques.

Gerrards Cross Village and Mainline station with trains into Marylebone in approximately 22 minutes is approximately 5.0 miles from the property and offers a greater number of facilities including Waitrose supermarket, Cinema, restaurants and boutiques.

Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of independent Schools and Grammar Schools.



### 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).

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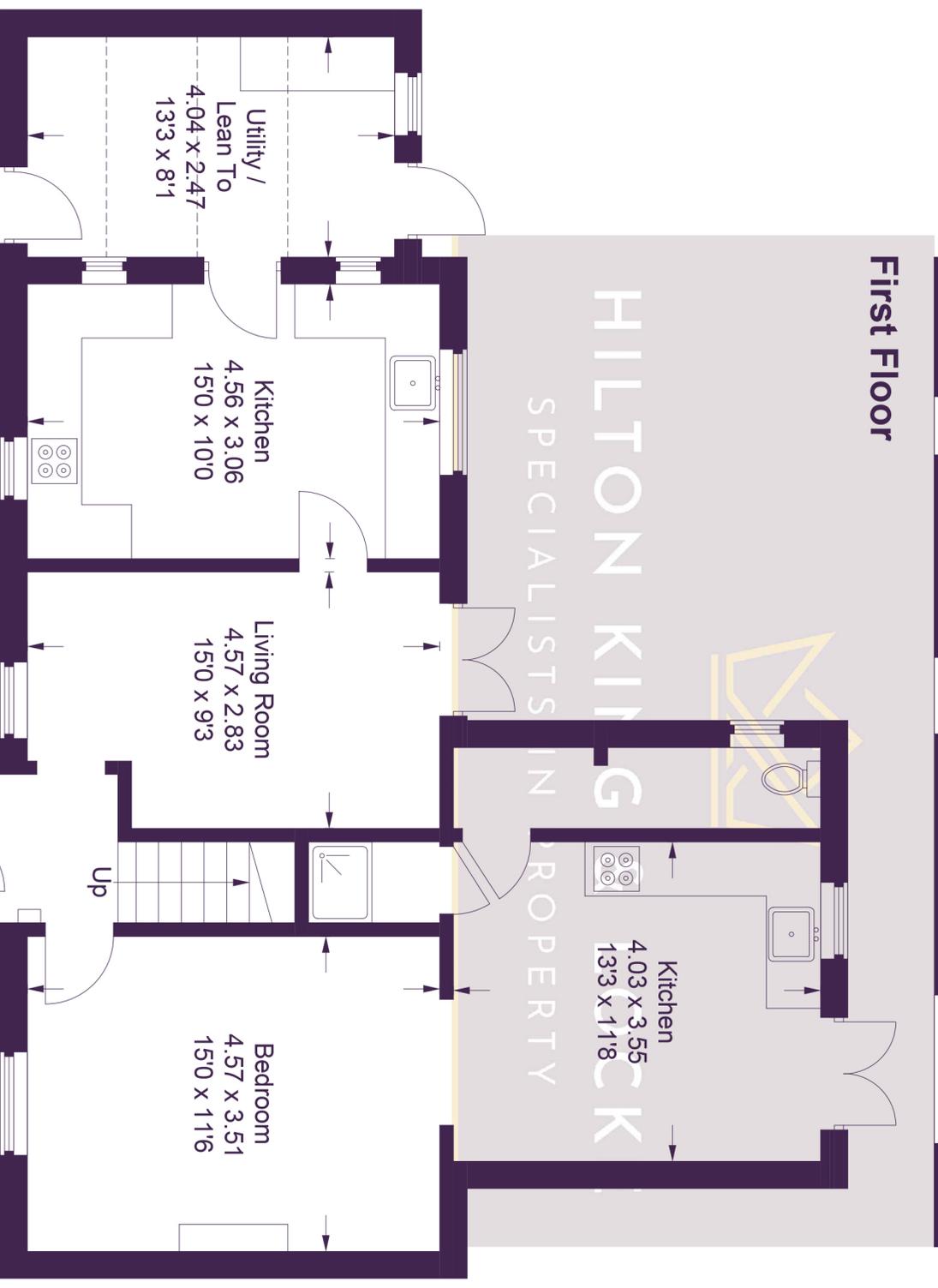
# 12 Home Meadow

Approximate Gross Internal Area

Ground Floor = 81.5 sq m / 877 sq ft

First Floor = 48.0 sq m / 517 sq ft

Total = 129.5 sq m / 1,394 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.

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