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151 Langtons Meadow, Farnham Common, Buckinghamshire. SL2 3NT.

£350,000 Freehold



Situated in a sought-after location, this well-proportioned two-bedroom home offers a fantastic opportunity for those looking to add their own personal touch.

Upon entering, there is ample, useful storage cupboards which offers a convenient spot for coats and essentials. The kitchen features tiling, a gas hob, and a fitted washing machine, making it a practical space for daily use.

The open-plan living and dining area is bright and spacious, offering plenty of room for relaxing or entertaining. Large windows allow natural light to fill the space, creating a welcoming atmosphere.

Upstairs, the generous master bedroom benefits from fitted wardrobes, providing ample storage. The second bedroom is also well-sized, suitable as a double room or a home office. The family bathroom includes a shower over the bath.

With scope to update and improve, this home presents a great opportunity for buyers looking to make it their own.

## THE AREA

Farnham Royal and Farnham Common are 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 property is within easy reach of The Broadway in Farnham Common with its local amenities which include Tesco, Sainsbury and Costa. The M40/M25 and M4 are also all within easy reach.

Buckinghamshire and the Farnham Common area is 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, the area also has its own excellent Infant and Junior Schools which are both walking distance to the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.



The Broadway  
Farnham Common Buckinghamshire SL2 3QH

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Approximate Area = 558 sq ft / 51.8 sq m  
For identification only. Not to scale



First floor