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SPECIALISTS IN PROPERTY



Langtons Meadow, Farnham Common, Buckinghamshire. SL2 3NR.

£399,950 Freehold

A superb two bedroom staggered terraced house which is set back and nicely tucked away with no passing traffic, while offering quick and easy access to Costa, Tesco, Sainsbury and many local amenities which are only a few minutes walk away. The beautiful Burnham Beeches is also within a short walk where you can enjoy its 500 acres of woodland.

Accommodation includes an entrance porch, a lovely 12'6 x 11'9 front aspect sitting room with wood effect laminate flooring, a stylish 11'9 x 10'8 kitchen/diner with modern units, space for table and chairs, and also a door giving direct access to the garden.

Upstairs there are also two first floor bedrooms, measuring 12'4 x 11'9 and 7'4 x 6'9, with the master bedroom having a wall of recently fitted wardrobes, and the second bedroom offering a rear aspect overlooking the garden. A stunning, contemporary styled and fully tiled family bathroom completes this floor.

The well kept rear garden offers two recently laid patios, either side of an artificial lawn. There is also a rear access gate, which leads you to a residents parking bay.

Other recent improvements by the present vendor are a new front door, double glazed windows, fitted wardrobes in the master bedroom, and new flooring in the kitchen.

THE AREA

Situated within easy reach of Farnham Common where a selection of interesting shops and restaurants including Local Tesco's and Sainsbury's, Costa 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.

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.

Burnham/Gerrards Cross and Slough Stations are all approximately three 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 www.buckscs.gov.uk.



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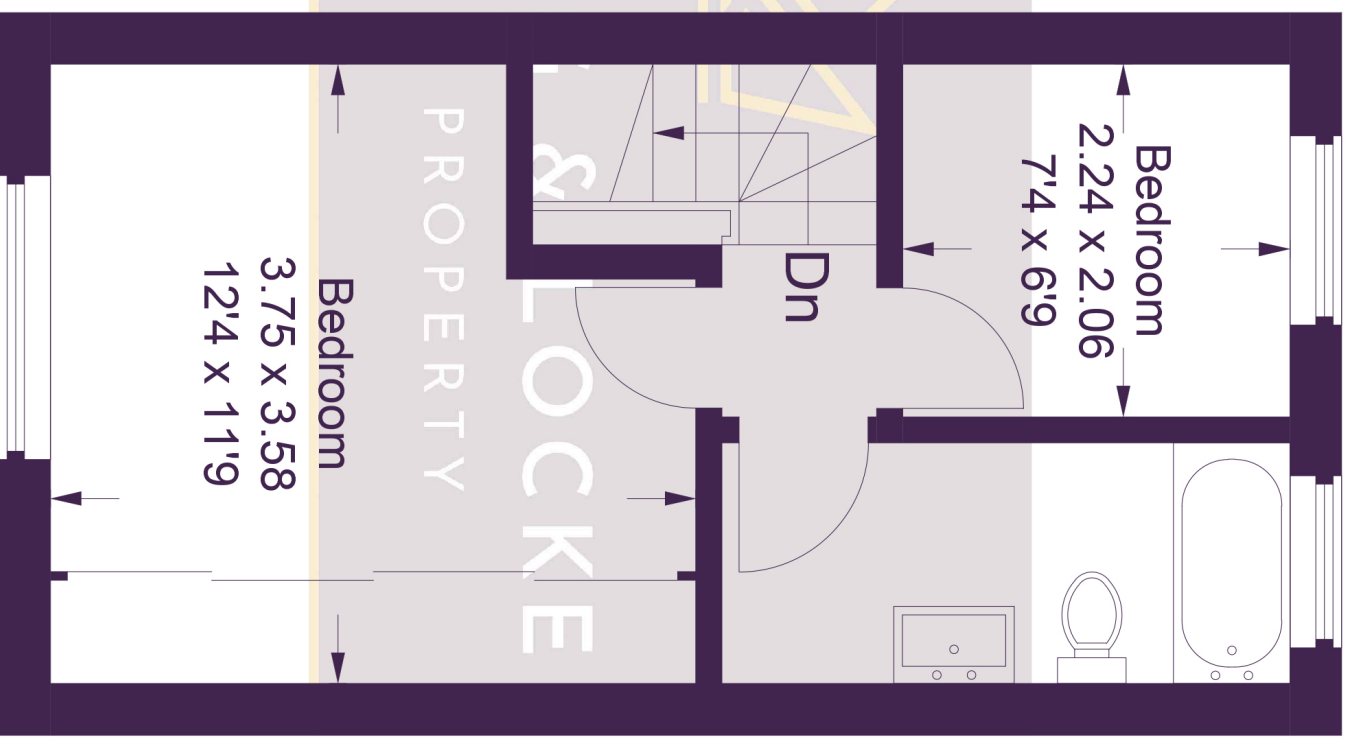
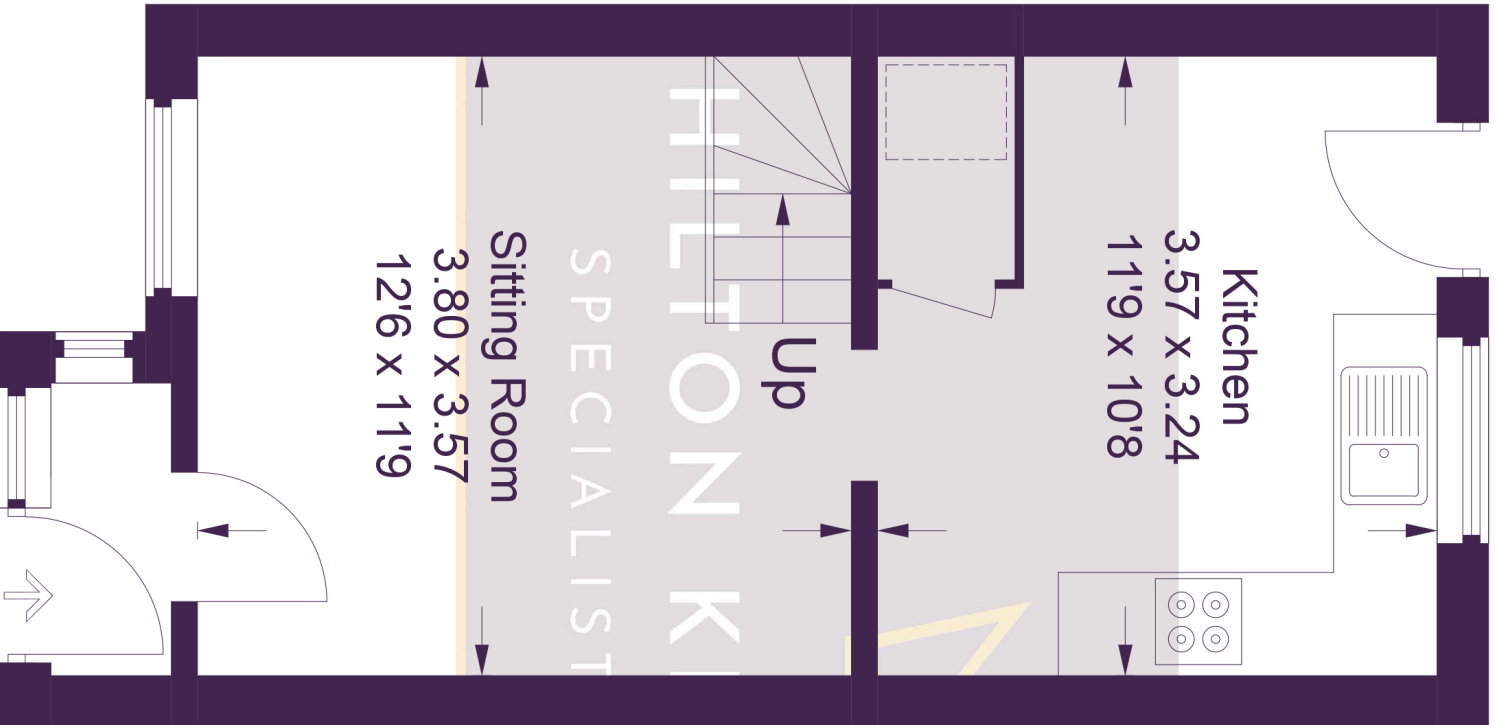
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Approximate Gross Internal Area
Ground Floor = 27.6 sq m / 297 sq ft
First Floor = 25.9 sq m / 279 sq ft
Total = 53.5 sq m / 576 sq ft



= Reduced headroom below 1.5m / 5'0



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.

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