



HILTON KING & LOCKE
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Sospel Court, Farnham Royal, Slough, Buckinghamshire. SL2 3BT.

£470,000

A very spacious 1329 square ft three bedroom town house, situated in a cul-de-sac of the Beaconsfield Road in Farnham Royal. There is no upper chain involved, so therefore a perfect buy if you are looking for a speedy and hassle free purchase.

Ground floor accommodation includes an entrance hall, a shower room, bedroom three/sitting room which has patio doors leading to the garden, some storage cupboards and a 16'1 x 11'5 integral garage.

On the first floor is an impressive 16' x 15'6 living/dining room that has its own balcony and a 15'6 x 10'9 kitchen/breakfast room with large windows overlooking the garden.

On the top floor are two great sized bedrooms. Bedroom one is some 15'7 x 12'8, bedroom two measures 10'10 x 9'11 and completing the accommodation is a family bathroom.

THE AREA

Farnham Royal and Farnham Common are well served by road and rail links with the larger neighbouring towns of both



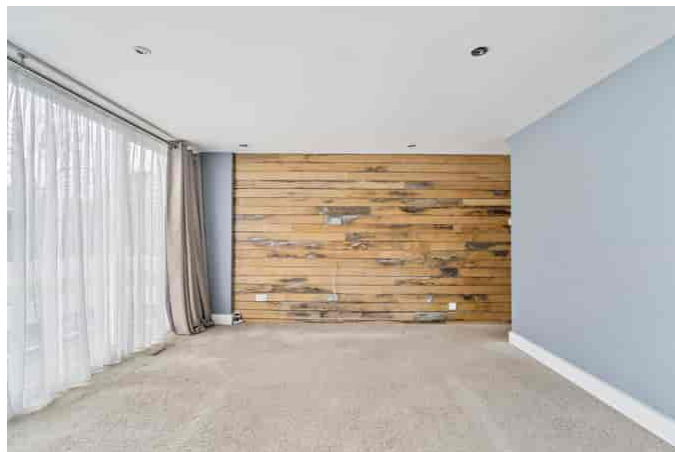
Gerrards Cross and Beaconsfield providing direct rail access into London Marylebone in around 20 minutes.

Crossrail at nearby Burnham provides commuters with easy access across central London to Canary Wharf.

The property is walking distance to the popular Emperor Public House plus 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 all within easy reach.

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, the area also has its own excellent Infant and Junior Schools. For a full list of catchment schools visit www.buckscc.gov.uk.



Important Notice

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12 Sospel Court

Approximate Gross Internal Area

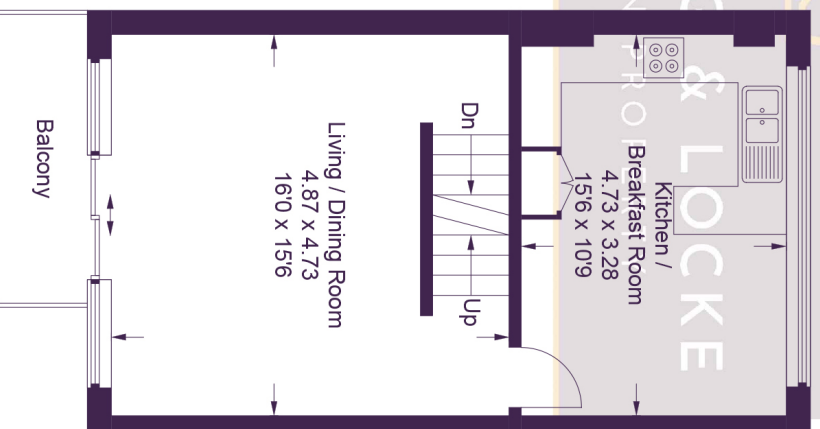
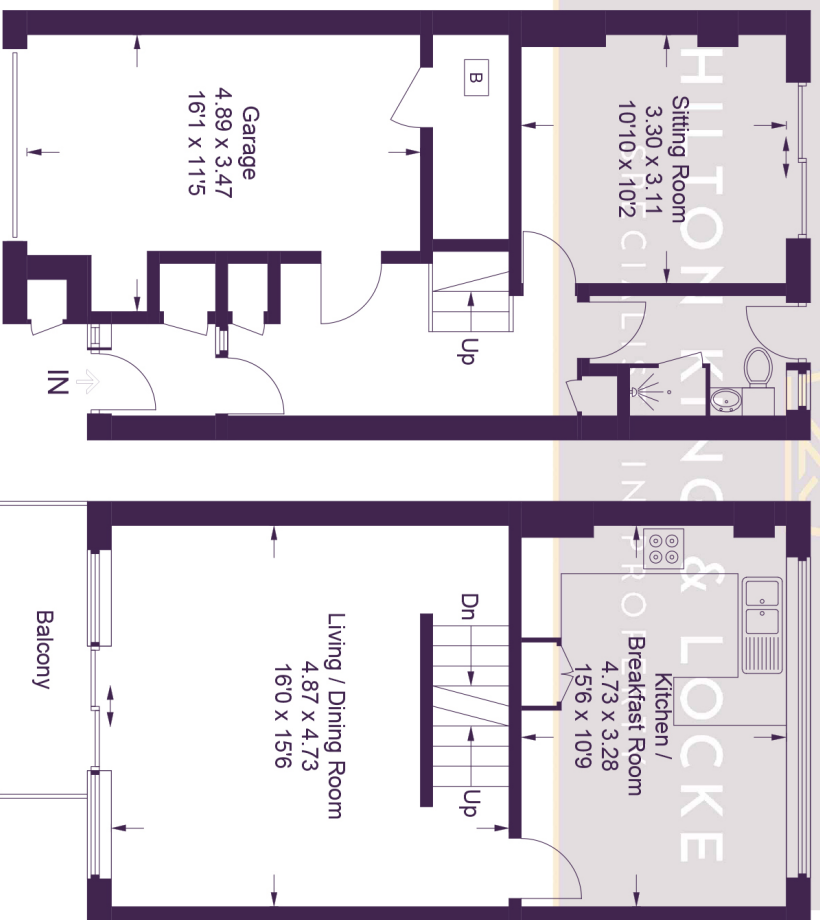
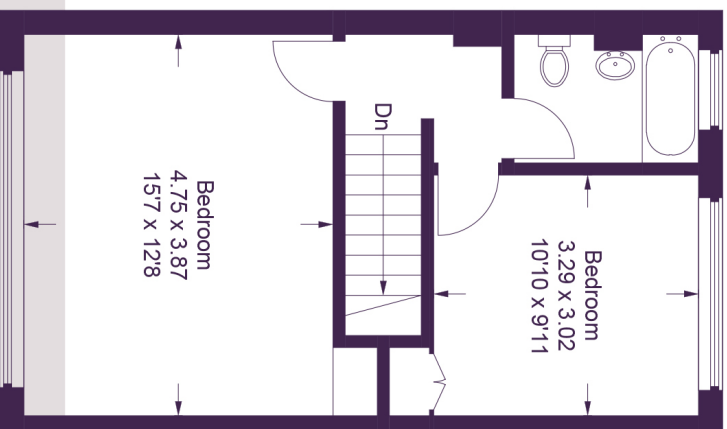
Ground Floor = 43.5 sq m / 468 sq ft

(Including Garage)

First Floor = 40.1 sq m / 432 sq ft

Second Floor = 39.9 sq m / 429 sq ft

Total = 123.5 sq m / 1,329 sq ft
(Excluding External Cupboard)



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.