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3 Rectory Terrace, Park Road, Farnham Royal, Buckinghamshire. SL2 3BE.

£499,000 Freehold

Charming three-bedroom semi-detached character cottage effortlessly blends period charm with comfort. Offered with ****NO ONWARD CHAIN****, this delightful home boasts a warm and inviting atmosphere throughout.

The ground floor accommodation features a beautifully presented bay-fronted living room, complete with a striking feature fireplace that adds to the cottage's character. A separate dining room provides an ideal space for entertaining, while the generously sized kitchen at the rear is fitted with modern appliances, offering ample storage and workspace.

Upstairs, three well-proportioned bedrooms provide excellent accommodation, with the master bedroom benefiting from a stunning Victorian fireplace, a true nod to the property's heritage. A family bathroom completes this floor.

Externally, the property enjoys both front and rear gardens, with the latter offering a generous outdoor space perfect for relaxation. The patio area is an ideal spot for alfresco dining or unwinding in the sunshine, while the rest of the garden provides ample space for planting, play, or further landscaping.

This wonderful cottage presents a fantastic opportunity for those seeking a characterful home in a desirable setting.

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.

The area is well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



Important Notice

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3 Rectory Terrace, Park Road



Approximate Gross Internal Area
Ground Floor = 41.5 sq m / 447 sq ft
First Floor = 40.9 sq m / 440 sq ft
Outbuilding = 5.6 sq m / 60 sq ft
Total = 88.0 sq m / 947 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.