



HILTON KING & LOCKE

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115 Langtons Meadow, Farnham Common, Buckinghamshire. SL2 3NS.

£360,000 Freehold



Welcome to this beautifully redecorated 2-bedroom home, boasting new flooring throughout. As you step inside, you'll find a convenient fitted mat designed to keep the house tidy, along with a handy storage cupboard. To your right, there's a downstairs loo for added convenience.

The kitchen, featuring stylish tiling, is equipped with a gas hob and a fitted washing machine, making it both functional and attractive. The open plan living and dining area offers ample space for entertaining guests, creating a warm and inviting atmosphere.

Upstairs, the spacious master bedroom comes with fitted wardrobes, providing plenty of storage space. The second bedroom is also generously sized, perfect for use as a double bedroom or a versatile guest room. The family bathroom is in excellent condition, featuring a shower over the bath.

This home is ready to move into and enjoy, with its modern updates and thoughtful touches throughout. Don't miss out on this fantastic opportunity!

#### 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>		
(81-91)	<b>B</b>		<b>90</b>
(69-80)	<b>C</b>	<b>73</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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**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).

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.



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# 115 Langtons Meadow

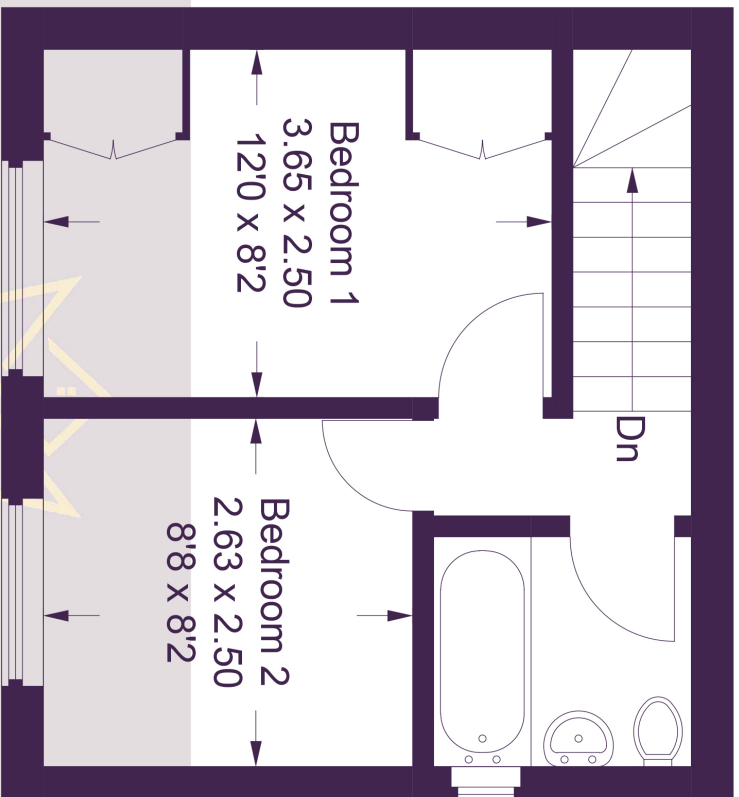
Approximate Gross Internal Area

Ground Floor = 24.1 sq m / 259 sq ft

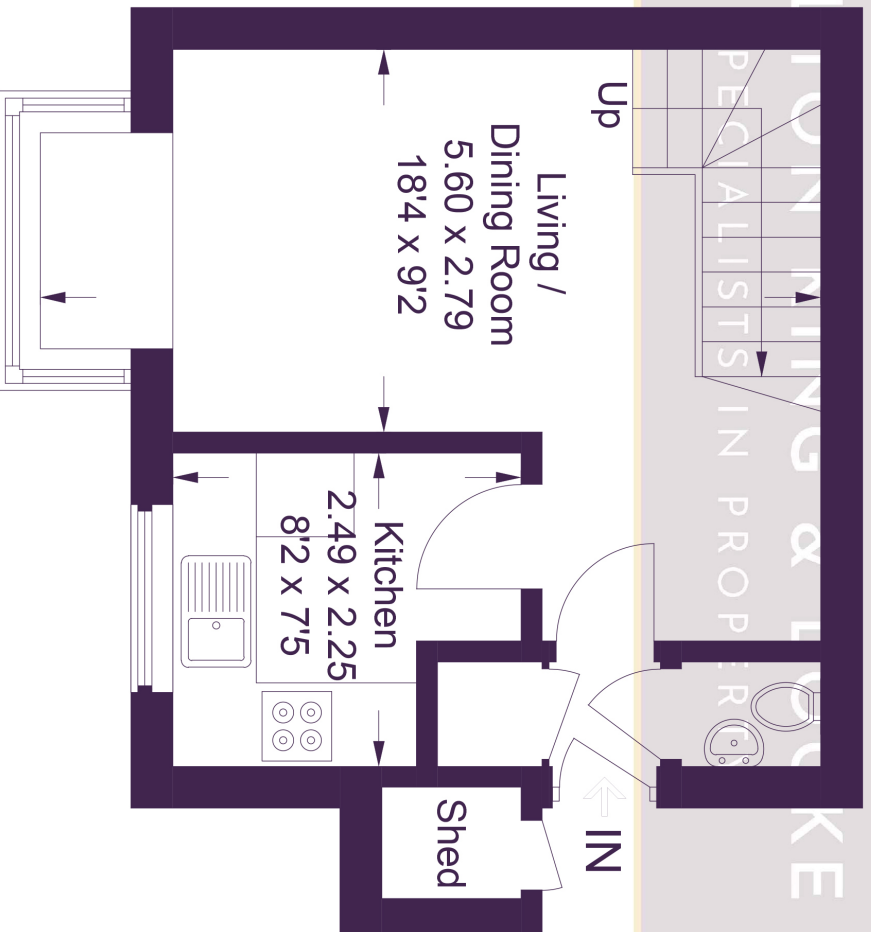
First Floor = 23.9 sq m / 257 sq ft

Shed = 0.8 sq m / 9 sq ft

Total = 48.8 sq m / 525 sq ft



## First Floor



## Ground 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.