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SPECIALISTS IN PROPERTY



Ellesmere, Park Road, Farnham Royal, Buckinghamshire. SL2 3AY.

£650,000 Freehold

A chance to purchase a four bedroom detached character cottage which needs total renovation while being located on an excellent sized plot, therefore this is a perfect purchase if you are looking for a property to extend and/or renovate. There is also no upper chain involved.

There is a large side plot with ample room to extend (subject to consents) plus also to the rear the garden is around 100ft.

Existing accommodation on the ground floor includes a bay fronted 14'5 x 14'2 living room, 11'11 x 10'11 dining room with a door leading to the garden, a 12' x 8'6 double aspect kitchen and a ground floor bathroom.

Upstairs are four bedrooms and a bathroom. Bedroom one measures 12' x 12', bedroom two 12'1 x 11'1, bedroom three 12' x 7'10 with bedroom four 8'9 x 4'9.

There is off street parking on the side drive and the rear garden, while overgrown, is private and has vast potential.

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.

Gerrard's 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

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.



The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

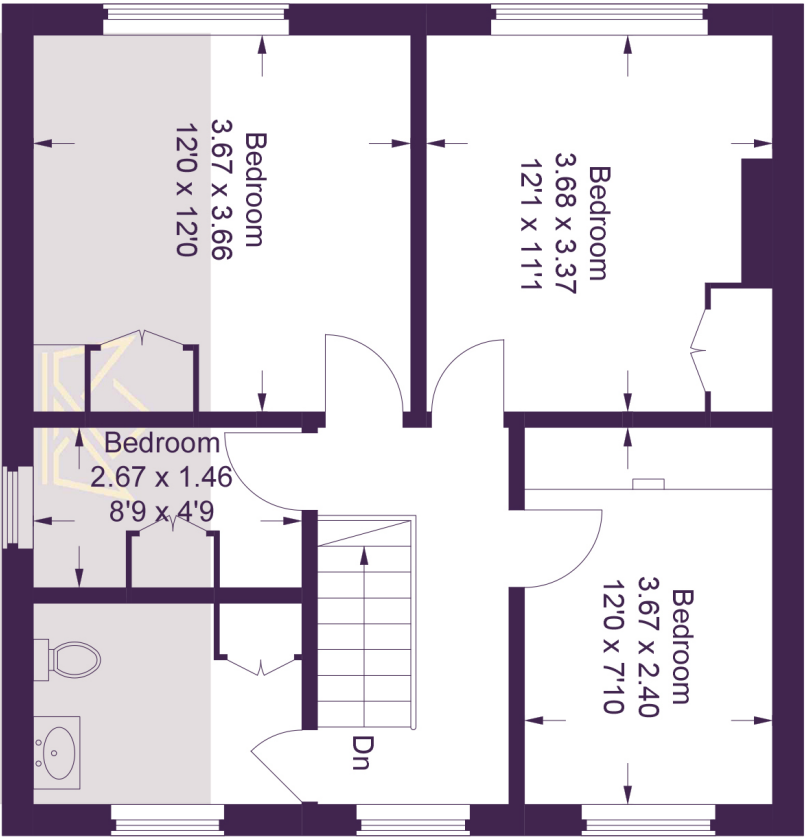
Ellesmere Park Road

Approximate Gross Internal Area

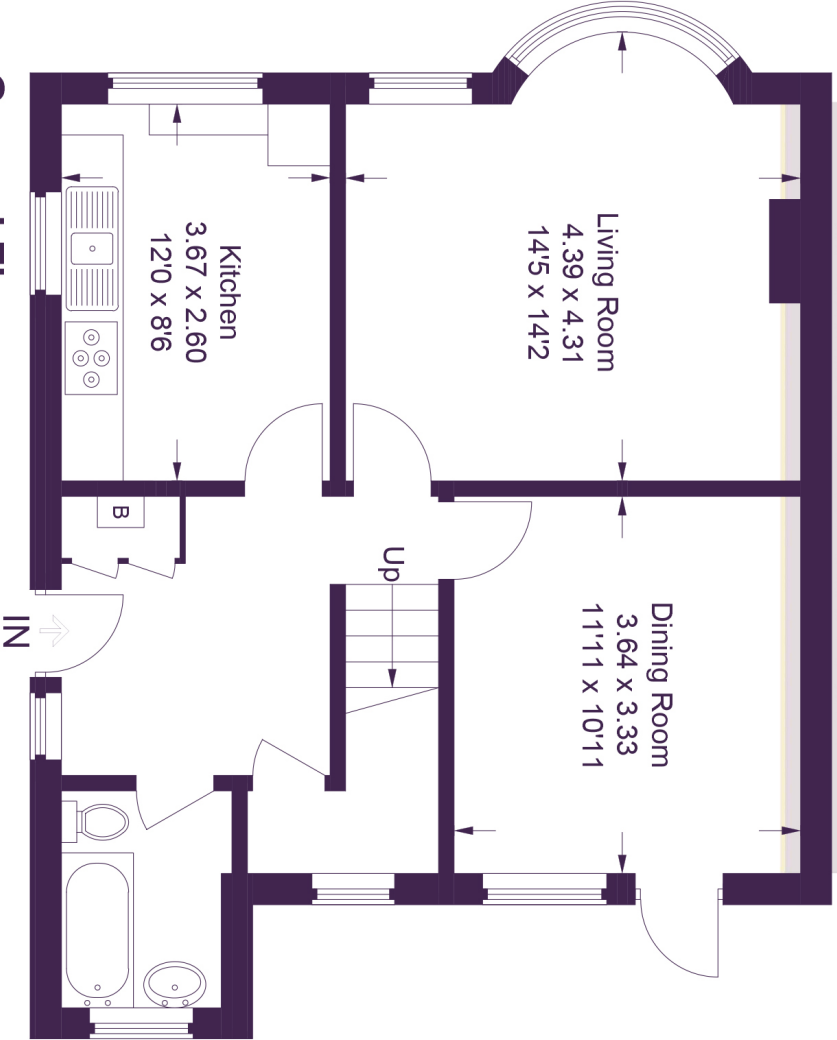
Ground Floor = 56.6 sq m / 609 sq ft

First Floor = 53.3 sq m / 574 sq ft

Total = 109.9 sq m / 1,183 sq ft



First Floor KING & LOCKE SPECIALISTS IN PROPERTY



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.

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