



29 Park Lawn
Farnham Royal, SL2 3AP

£489,950

- STUNNING
- THREE BEDROOM
- LARGE RECEPTION
- MODERN FITTED KITCHEN



S JOHN HOMES



DETAILS

LOCATION LOCATION

Stunning setting for this beautiful three bedroom apartment nestled within a gated development overlooking the amazing gardens and stretching over with views of Stoke Park golf course.

The property is presented in immaculate condition and being sold with no onward chain, it offers a large Sitting/Dining Room with a balcony, modern fitted kitchen/breakfast room, two bathrooms, a garage plus additional parking. Large gardens that are very well maintained and extend to Stoke Park Golf Course.

ENTRANCE HALL

Door leading into a generous entrance hall with carpeted flooring, storage cupboards and doors to rooms.

SITTING/DINING ROOM

19' 8" x 13' 9" (6m x 4.2m) Large spacious Sitting/Dining room, French doors and two side panels leading to the balcony with views over the immaculate gardens and Golf course, carpeted flooring, GCH radiators and an electric fire with mantle and surround.

KITCHEN/BREAKFAST ROOM

13' 1" x 11' 5" (4m x 3.5m) Modern fitted kitchen with a large display of base and eye level units in a cream gloss finish complimented with splash back tiling and a rolled edge worktop. Fitted appliances include a double oven, induction hob beneath the double glazed window, integrated washer dryer, dishwasher, space for fridge freezer, sink with mixer tap beneath a double glazed window, tiled flooring.

BEDROOM

13' 1" x 13' 1" (4m x 4m) Large double bedroom with a bespoke fitted wardrobes, carpeted flooring, rear aspect double glazed window over looking the gardens, GCH radiator and door to

EN SUITE

Three piece suite comprising of bath with shower over, wash pedestal and a low level W.C, tiled walls and flooring and a rear aspect double glazed window.

BEDROOM

11' 1" x 9' 10" (3.4m x 3m) Double size bedroom, carpeted flooring a front aspect double glazed window and a GCH radiator

BEDROOM

9' 10" x 8' 2" (3m x 2.5m) Large bedroom with French doors leading to a balcony, carpeted flooring and a GCH radiator

BATHROOM

Family size bathroom with a double sized walk in shower, wash pedestal, low level W.C, tiled walls and flooring

GARAGE

Large oversized garage with power and additional parking, ideal gym or workshop.

GARDENS

Private communal gardens stretching with views across to Stoke Park golf course



Approximate Gross Internal Floor Area = 112.6 sq m / 1213 sq ft

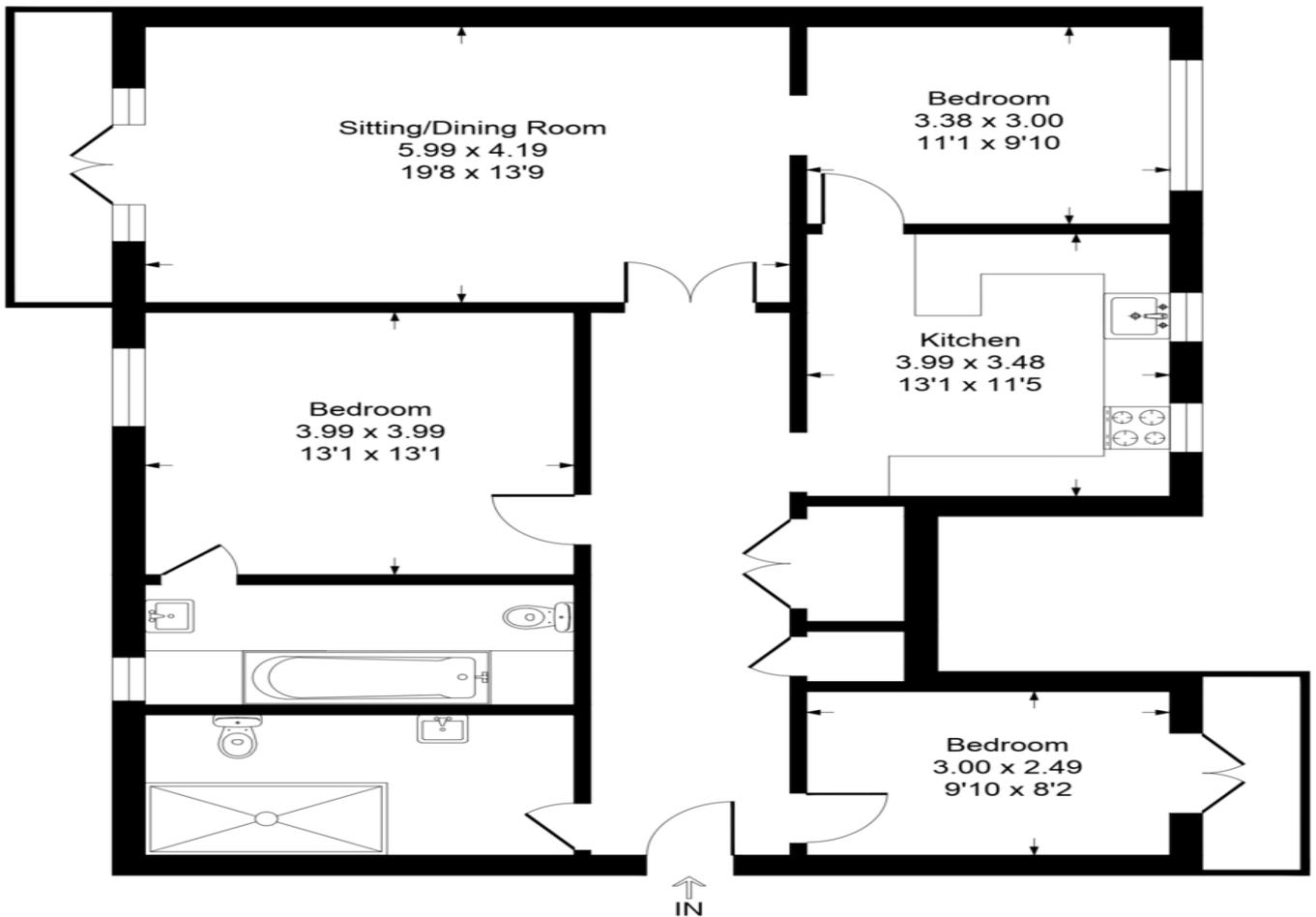


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements