



2 MANOR HOUSE MEWS, KINGSWAY, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3ST - £730,000 FREEHOLD

Tel: 01753 643222

A charming three bedroom mews house situated in a highly convenient location, within moments waking distance of local shopping and amenities.

The house is one of only four properties located in a popular and sought after development which benefits from a south facing garden, off street parking and a garage. Available with no upper chain.

Paved parking and turning area with allocated parking and Garage.

Front door leading to **Entrance Hall** with wooden flooring, staircase to first floor and two storage cupboards.

Downstairs Cloakroom with tiled flooring, WC, wash hand basin and window.

Spacious L shaped **Sitting/Dining Room** with double doors leading to Garden, skylight and downlights.

Kitchen/ Breakfast Room fitted with a comprehensive range of wall and base units providing ample worktop surfaces, integrated five ring gas hob with overhead extractor, integrated oven and microwave, washing machine and dishwasher. Tiled flooring, double doors to Sitting Room and downlights.

First Floor Landing with cupboard housing hot water cylinder.

Bedroom One with built in wardrobe cupboards and door to **En Suite Shower Room** with double shower cubicle, WC, wash hand basin and part tiled walls.

Bedroom Two.

Bedroom Three with built in wardrobe cupboards.

Bathroom with panelled bath with mixer taps, large double shower cubicle, wash hand basin, WC and tiled walls and flooring.

South Facing Patio Garden, attractively landscaped with a mature selection of established plants, trees and shrubs, gated side access and external tap.

Garage with up and over door, power and light
Manor House Mews is a sought after and conveniently situated development in central Farnham Common. M40 (J2) 2.5 miles, Gerrards Cross 3.6 miles with fast mainline trains to London Marylebone, Beaconsfield 4.5 miles, Heathrow Airport 15.0 miles. All distances are approximate.

Farnham Common is ideally situated for access to London. Trains to London (Paddington) are available from Burnham, Taplow and Maidenhead. Gerrards Cross and Beaconsfield provide the Chiltern Line to London Marylebone. The Elizabeth Line from Slough or Burnham gives a fast service to Canary Wharf, the City and the West End.

The village of Farnham Common offers a comprehensive selection of shopping, restaurants and other outlets such as a post office, pharmacy and a home improvements store.

Burnham Beeches is close by with hundreds of acres of protected woodland, offering attractive walks and a café.

The area has a very good choice of both state and independent schools. The county of Buckinghamshire is one of the last UK counties to maintain the grammar school system and local schools include Burnham Grammar (Co Ed) and Beaconsfield High School (girls). Local independent schools include High March, Wycombe Abbey and Godstowe (girls) and Davenies and Caldicott (boys) and Dair House (Co Ed).

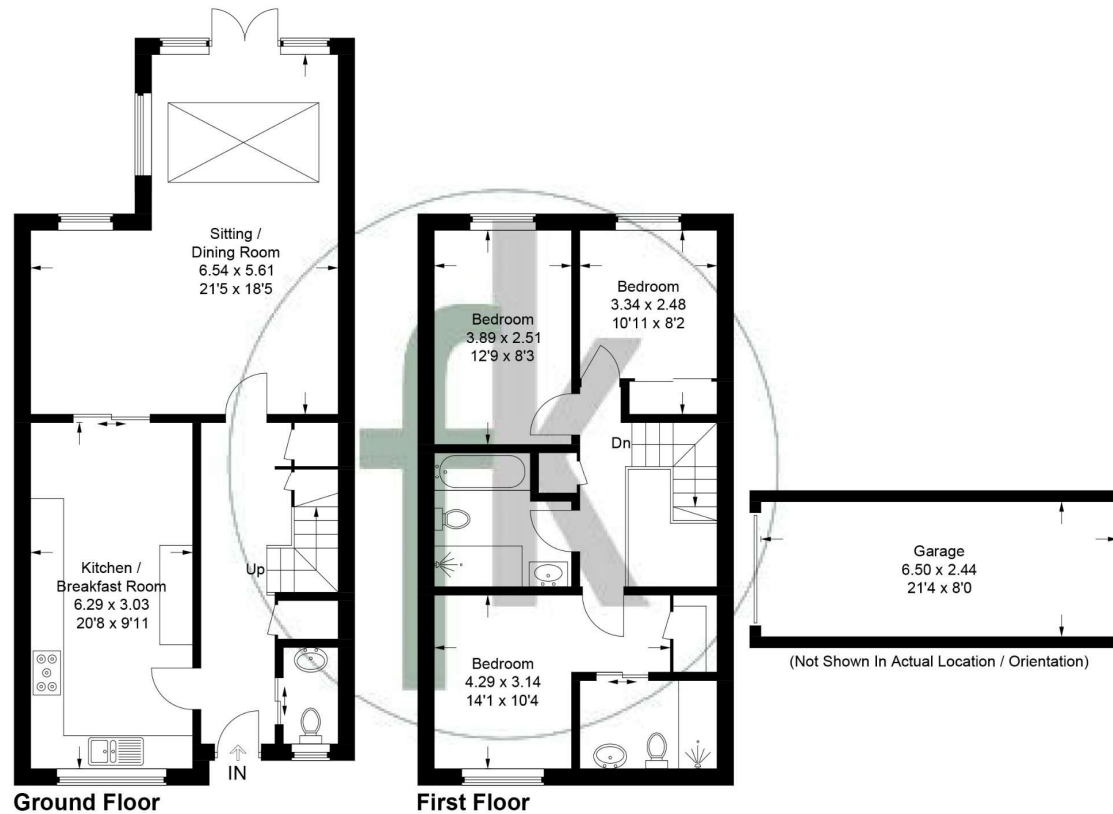
EPC RATING: C

COUNCIL TAX BAND: F



2 Manor House

Approximate Gross Internal Area
 Ground Floor = 64.9 sq m / 698 sq ft
 First Floor = 50.5 sq m / 543 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 131.3 sq m / 1,412 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.

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