



18 LANGTONS MEADOW, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3NH - GUIDE PRICE £460,000 FREEHOLD

An immaculately presented three bedroom family house situated within easy walking distance of the amenities of Farnham Common Village and the open spaces of Burnham Beeches.

The house has the benefit of a southerly facing Rear Garden, off street parking for 2/3 vehicles and air conditioning to a selection of rooms.

The house is approached via a paved driveway with parking provision for 2/3 cars.

Entrance with side glazed window and door leading to large **Hallway / Dining Area** with a large front facing picture window, wood effect flooring and built in bookshelves.

Spacious **Reception Room** with wood effect flooring, glazed sliding doors giving access to and aspect over the Rear Garden, wall mounted air conditioning unit.

Kitchen fitted with a comprehensive range of wall and base units with white quartz effect worktop surfaces, Villeroy and Boch ceramic sink and mixer tap, Lamona gas hob, overhead extractor and integrated oven below, integrated dishwasher, undercounter fridge and freezer, wood effect flooring and door to Rear Garden.

Staircase to **First Floor Landing** with hatch to loft space, wall mounted air conditioning unit and side window.

Bedroom One is front facing with a range of built in wardrobe cupboards, **Bedroom Two** is rear facing with built in wardrobe cupboards, wood effect flooring and **Bedroom Three** is front facing with built in wardrobe cupboard.

Bathroom comprises of a panelled bath with mixer taps and built in overbath shower and curved screen, inset wash hand basin with storage below, WC with encased cistern, tiled walls and flooring.

Garage with roller door, power and light, currently configured as a Utility Room and workshop.

Rear Garden. Southerly facing with a large patio and area laid with Astroturf. A selection of established shrubs and trees, gated side access and timber shed.

Langtons Meadow is situated within easy walking distance of Farnham Common, a very popular Buckinghamshire village with a selection of interesting shops, pubs and restaurants including The Emperor, a Tesco's Local, a Sainsbury's, Costa Coffee and the very popular La Cantina Del Vino Italian restaurant. The towns of Gerrards Cross and Beaconsfield are close by and offer a fast mainline railway services to London Marylebone and offer a larger selection of shops and supermarkets.

M40 (J2) 2.5 miles, Gerrards Cross 3.6 miles, Beaconsfield 4.5 miles, Heathrow Airport 15.0 miles. All distances are approximate

The area is perfectly situated for transportation links offering easy access to the M40 and M4 motorways and close proximity to Heathrow Airport. The Elizabeth Line at nearby Burnham and Slough provides commuters with easy access across Central London to Canary Wharf. The area is well regarded for its excellent grammar schools, along with a good number of state and independent schools including Caldicott (boys preparatory) in Farnham Common, Dair House (mixed preparatory) in Farnham Royal and Maltmans (girls preparatory) in Gerrards Cross. For a full list of catchment schools visit buckscc.gov.uk

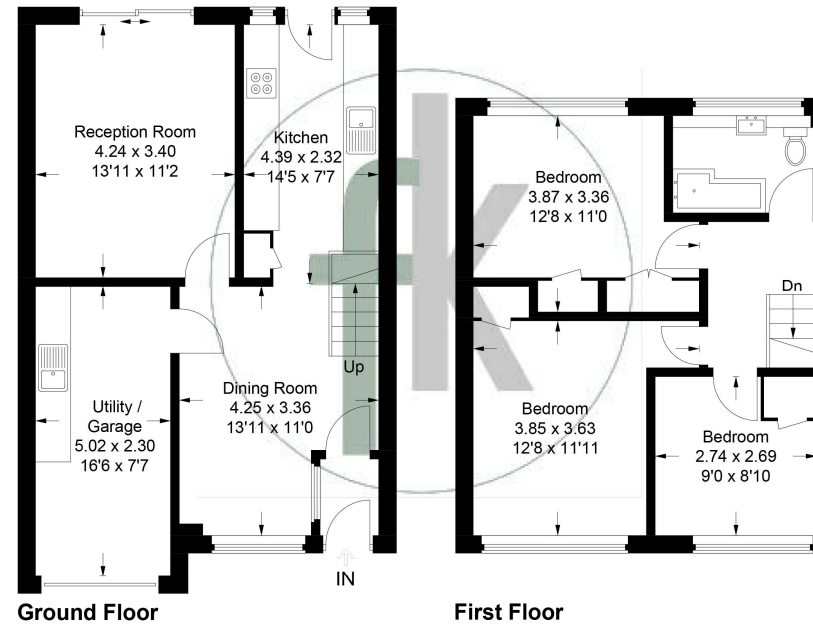
COUNCIL TAX BAND: D

EPC RATING: C



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Approximate Gross Internal Area
Ground Floor = 53.0 sq m / 570 sq ft
(Including Garage)
First Floor = 41.8 sq m / 450 sq ft
Total = 94.8 sq m / 1,020 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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