



59 LANGTONS MEADOW, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3NQ GUIDE PRICE £559,950 FREEHOLD

A stunningly presented three bedroom family house, having been recently subject to a complete and extensive refurbishment and now offering a stylish and contemporary home, situated within walking distance of local amenities.

Benefitting from modern features such as high specification double glazing, an air source heat pump and underfloor heating to the ground floor in addition to the new kitchen and bathrooms, the house needs to be seen to be fully appreciated.

Approached via a lawned front garden with pathway leading to the front door.

Entrance Hall with staircase to first floor, Karndean luxury vinyl flooring, understairs cupboard and utility cupboard.

Downstairs Cloakroom comprising of WC with encased cistern, wash hand basin with storage below, part tiled walls and Karndean luxury vinyl flooring.

Large **Living Room** with front aspect via large picture window, Karndean luxury vinyl flooring. Interconnecting glazed doors leading to **Study / Family Room** with Karndean luxury vinyl flooring and double glazed sliding doors leading to Garden.

Kitchen / Dining Area fitted with a comprehensive range of wall and base units with Silestone worktop surfaces, range of integrated appliances including an induction hob, overhead extractor, and integrated dishwasher, Karndean luxury vinyl flooring, space for dining room table.

Staircase to **First Floor Landing**

Principle Bedroom with a range of built in wardrobe cupboards, aspect over Rear Garden. **En Suite Shower Room** comprising of a large walk in double shower, wash hand basin with storage below, WC with encased cistern, part tiled walls and Karndean luxury vinyl flooring, window.

Bedroom Two with an aspect over the Front Garden, range of built in wardrobe cupboards.

Bedroom Three with aspect over Front Garden.

Family Bathroom comprising a panelled bath with over bath shower and screen, recessed storage shelf, wash hand basin with storage below, heated towel rail and Karndean luxury vinyl flooring.

Rear Garden. Mainly laid to lawn and fenced with a large patio area and pathway. External lights and tap, side gate.

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

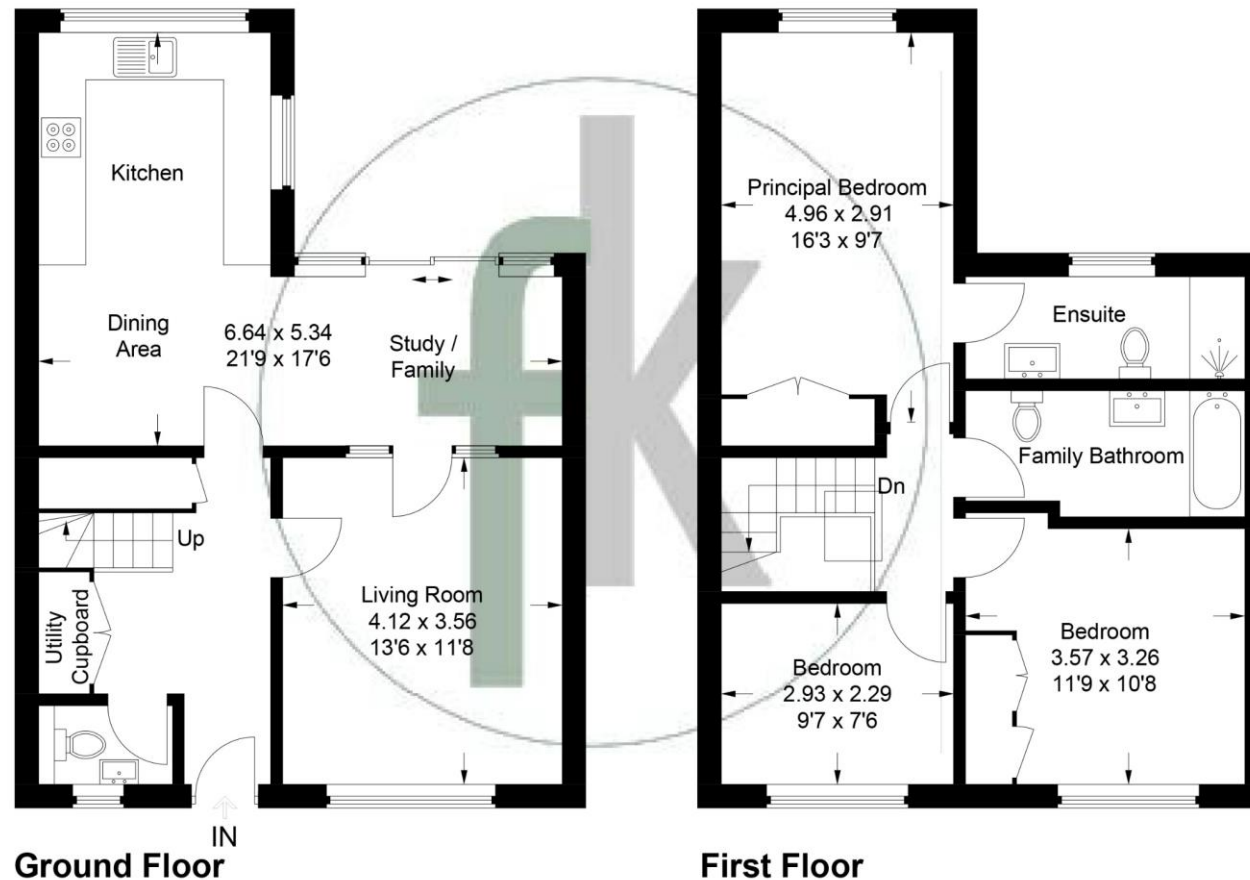
The area is perfectly situated for transportation links offering easy access to the M40 and M4 motorways and close proximity to Heathrow Airport. The Elizabeth Line at nearby Burnham and Slough provides commuters with easy access across Central London to Canary Wharf. The area is well regarded for its 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: EPC RATING:



59 Langtons Meadow

Approximate Gross Internal Area
Ground Floor = 52.4 sq m / 564 sq ft
First Floor = 52.0 sq m / 560 sq ft
Total = 104.4 sq m / 1,124 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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