



97 LANGTONS MEADOW, FARNHAM COMMON, BUCKINGHAMSHIRE, SL2 3NS – GUIDE PRICE £365,000 FREEHOLD

An immaculately presented two bedroom end of terrace family house located in a quiet cul de sac, adjacent to woodlands and within easy walking distance of Farnham Common Village.

The house offers well planned accommodation and benefits from a private rear garden.

Front door with access to

Living Room with wood effect flooring, staircase to first floor, leading to

Kitchen / Breakfast Room which is fitted with a comprehensive range of wall and base units with ample worktop surfaces, integrated oven, grill and hob with overhead extractor, space and plumbing for washing machine, sink with mixer taps and drainer, tiled splashbacks and wood effect flooring. Space for fridge/freezer, door to Rear Garden and two storage cupboards.

Staircase to **First Floor Landing** with shelved cupboard.

Bedroom One is front facing with space for wardrobe cupboard.

Bedroom Two is rear facing.

Family Bathroom comprising of a panelled bath with mixer taps and overbath shower, pedestal wash hand basin, WC, part tiled walls and heated towel rail, window.

Outside

Rear Garden with patio area and separate area with AstroTurf. Timber shed, gated side access, external tap and lighting.

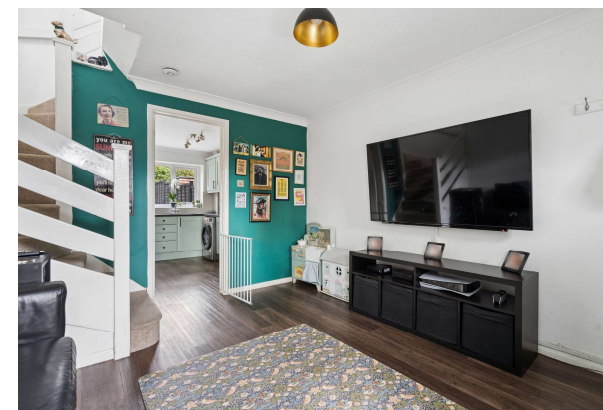
Langtons Meadow is situated within easy walking distance of Farnham Common, a very popular Buckinghamshire village with a selection of interesting shops, pubs and restaurants including The Emperor, a Tesco's Local, a Sainsbury's, Costa Coffee and the very popular La Cantina Del Vino Italian restaurant. 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

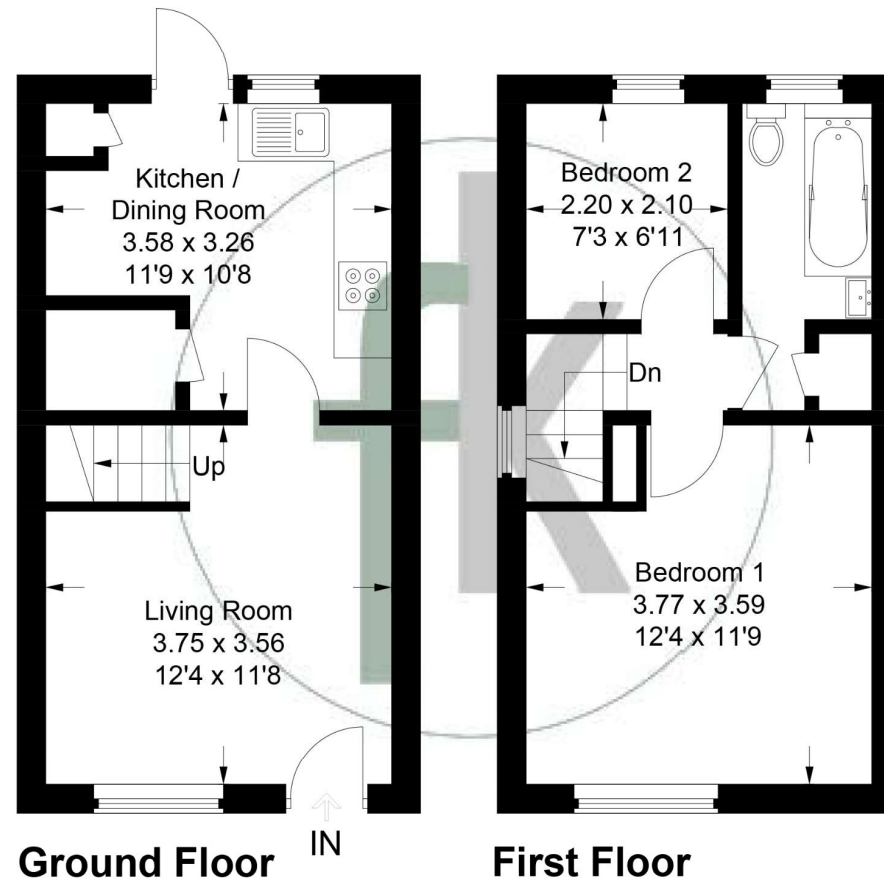
COUNCIL TAX BAND: D

EPC RATING: C



97 Langtons Meadow Farnham Common Bucks , SL2 3NS

Approximate Gross Internal Area
Ground Floor = 26 sq m / 275 sq ft
First Floor = 26 sq m / 275 sq ft
Total = 52 sq m / 550 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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