



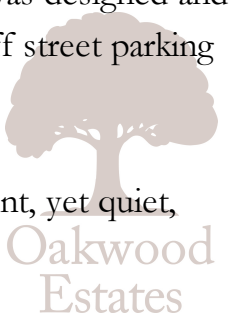
This three/four double bedroom detached family home is situated in a sought after cul-de-sac within Farnham Royal and just a short walk to a range of amenities and schools. The superbly presented accommodation stretches to 1657 sqft and provides flexible and spacious living arrangements.

The ground floor features three reception rooms with the inclusion of a 19ft family room, an 11ft dining room and an 18ft reception/bedroom four. There is also a modern fitted kitchen, downstairs cloakroom, shower room, utility room/store and a large and welcoming entrance hall.

To the first floor there are three double-sized bedrooms (the master and second bedrooms benefiting from integrated wardrobes) and a contemporary three-piece family bathroom.

Externally, the landscaped garden wraps around the side and rear of the property and was designed and formulated on the acclaimed television show 'Garden Rescue'. To the front there is off street parking for up to four cars.

This property is an excellent family purchase due to its generous size and convenient, yet quiet, location and comes onto the market as immaculately presented.



Property Information

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THREE/FOUR DOUBLE BEDROOM
DETACHED HOUSE
- 

SUPERBLY PRESENTED
- 

KITCHEN/DINING AREA
- 

CONTEMPORARY FAMILY BATHROOM
- 

PARKING FOR 4 CARS
- 

1657 SQFT
- 

19FT FAMILY ROOM
- 

18FT RECEPTION/BEDROOM FOUR
- 

SHOWER ROOM
- 

LANDSCAPED GARDEN

					
x4	x3	x3	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

The property's location adds to its allure, with several well-regarded schools in close proximity. Herschel Grammar School, St Anthony's Primary School, Claycoys Primary School, Beechwood School, and Arbour Vale School are all within convenient walking distance, making it an ideal choice for families. Commuters will appreciate the ease of access to the Burnham and Slough stations, offering the swift Elizabeth Line service for a seamless 20-minute journey into the heart of London. Nearby amenities include local shops, ensuring convenience at every turn, and the presence of local play parks enhances the family-friendly ambiance of the area. With its desirable setting and exciting scope for further enhancement, this is a home you won't want to miss.

Transport

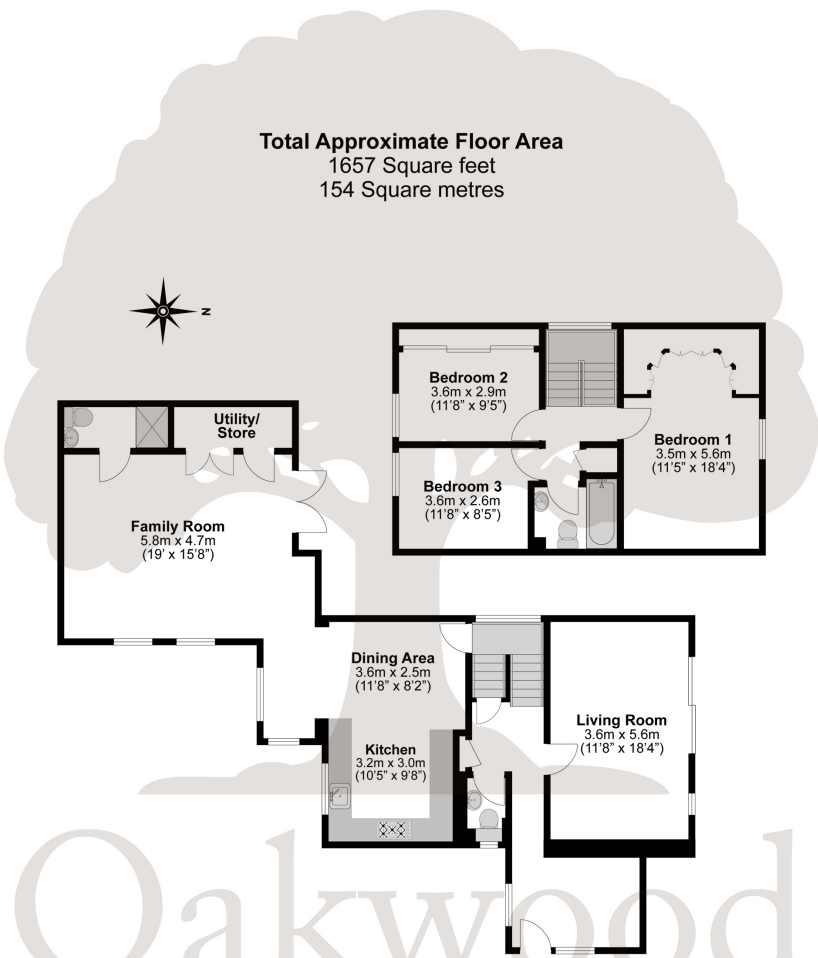
Farnham Royal offers strong, commuter-friendly transport links primarily anchored by its close proximity to Slough, providing direct access to the Elizabeth line and major roadways like the M4 and M40. While the village does not have its own railway station, it is highly accessible via nearby hubs:

- Slough - Located just a short bus or taxi ride south, offering fast Great Western Railway (GWR) services to London Paddington and the west.
- Elizabeth Line - Accessible via Slough or Burnham stations, providing direct, cross-London tube-style links to Heathrow, the West End, the City, and Canary Wharf.
- Uxbridge - Easily reached by local bus for direct links to the London Underground network (Piccadilly and Metropolitan lines).

Council Tax

Band E

Floor Plan



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

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

