

## Farnham Royal

### Allerds House, Crown Lane, Buckinghamshire SL2 3SG

- **A Freehold Detached House**  
**Approximately**  
**250 sq m (2,694 sq ft)**
- Providing Four Bedroom  
Accommodation
- GIA extending to approximately  
250.3 sq m (2,694 sq ft)
- The Property benefits from a  
Detached Double Garage, Garden  
Room and Gardens
- Extending to Approximately  
0.25 Hectares (0.62 Acres)

## Vacant Possession



Rear Elevation



### Tenure

Freehold.

### Location

The property is located on the east side of Crown Lane, to the south of its junction with Stoney Lane. Crown Lane leads to Farnham Lane to the south, which in turn provides access to Beaconsfield Road (A335) to the east. The M40 Motorway (Junction 2) is nearby to the north. Local shops are available in Farnham Royal, with a more extensive range of other facilities being accessible in Slough to the south and Maidenhead to the south-west. Rail services run from Burnham Station, approximately 2.4 miles to the south-west. The open spaces of Farnham Common and Burnham Beeches are nearby.

### Description

The property comprises a detached house arranged over ground, first and second floors beneath a pitched roof. Externally, the property benefits from a detached double garage, garden room and gardens extending to approximately 0.25 hectares (0.62 acres).

### Accommodation

**Ground Floor** – Two Reception Rooms, Open Plan Kitchen/Breakfast Room, TV Room, WC with basin

**First Floor** – Three Bedrooms, Bathroom with Separate Shower, WC and wash basin, Further Bathroom with WC and wash basin

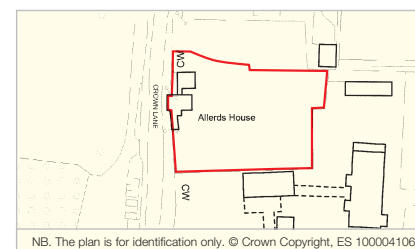
**Second Floor** – Bedroom with En-Suite Shower Room, WC and wash basin

**Total GIA approximately 250.3 sq m (2,694 sq ft)**

(Source: Previous marketing details)



Front Elevation



NB. The plan is for identification only. © Crown Copyright, ES 100004106

### To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 9.30 – 10.15 a.m. These are open viewing times with no need to register. (Ref: UD).

### Seller's Solicitor

Messrs Crumplins Solicitors  
(Ref: P Crumplin).

Tel: 0207 483 0282.

Email: paul@crumplinsolicitors.co.uk

### VACANT – Freehold House

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.