



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Gregory Road, Hedgerley, Buckinghamshire. SL2 3XN.

Offers in Excess of £750,000 Freehold

This beautifully presented three double bedroom, two bathroom semi detached family home comes to the market with no upper chain and with internal viewing highly recommended. In total there is 1426 square ft of accommodation on offer.

Situated in Gregory Road, a quiet no through road in the most sought after village of Hedgerley.

This attractive, double fronted property features a shingle drive that provides ample off street parking for three cars at the front, plus a great sized and secluded southerly facing rear garden,

Internal accommodation on the ground floor includes a 23'2 x 15'1 living room that has a feature fireplace with an ornate surround, doors leading to the garden and also a front aspect window, a double aspect dining room, a utility, a ground floor WC, and a stunning modern fitted kitchen that offers ample eye and base level units, roll top work surfaces, integral appliances and a breakfast bar. This great space is also open plan to a lovely 12'8 x 12'1 double glazed conservatory, which in turn offers views, and leads out to the garden.

Upstairs are three excellent bedrooms. The master bedroom measures some 16'3 x 10'6, has impressive fitted wardrobes with overhead storage and its own stylish ensuite shower room. Bedroom two faces the front and also has wardrobes, while the third bedroom overlooks the garden and is an impressive 12'9 x 8'1. A contemporary styled family bathroom completes this floor.

The rear garden is landscaped and offers a degree of seclusion while having a variety of shrub and flower borders, and is an excellent size, while backing onto woodland at the rear. There is also a brick shed and a timber shed.



Location

Hedgerley is an award-winning village, regularly recognised as one of Buckinghamshire's best-kept villages. The property is a short walk from its historic church and the renowned White Horse Pub, famous for its selection of real ales.

For commuters, the location is highly convenient, with easy access to the M40 and M4 motorways. Gerrards Cross station (approx. 10 minutes' drive) offers direct services to London Marylebone in under 30 minutes and connects to the Underground. Crossrail services from nearby Burnham offer swift connections across London, including Canary Wharf and the City.

Families are particularly well served by a wide range of excellent schools, including grammar, state, and independent options such as Caldicott (boys), Dair House (co-ed), and Maltman's Green (girls). The area is also well served for sporting facilities, including The Buckinghamshire, Stoke Park, Gerrards Cross, and Denham Golf Clubs, as well as lawn tennis clubs in Gerrards Cross and Beaconsfield.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

2 Vale View, Gregory Road, Hedgerley, SL2 3XN

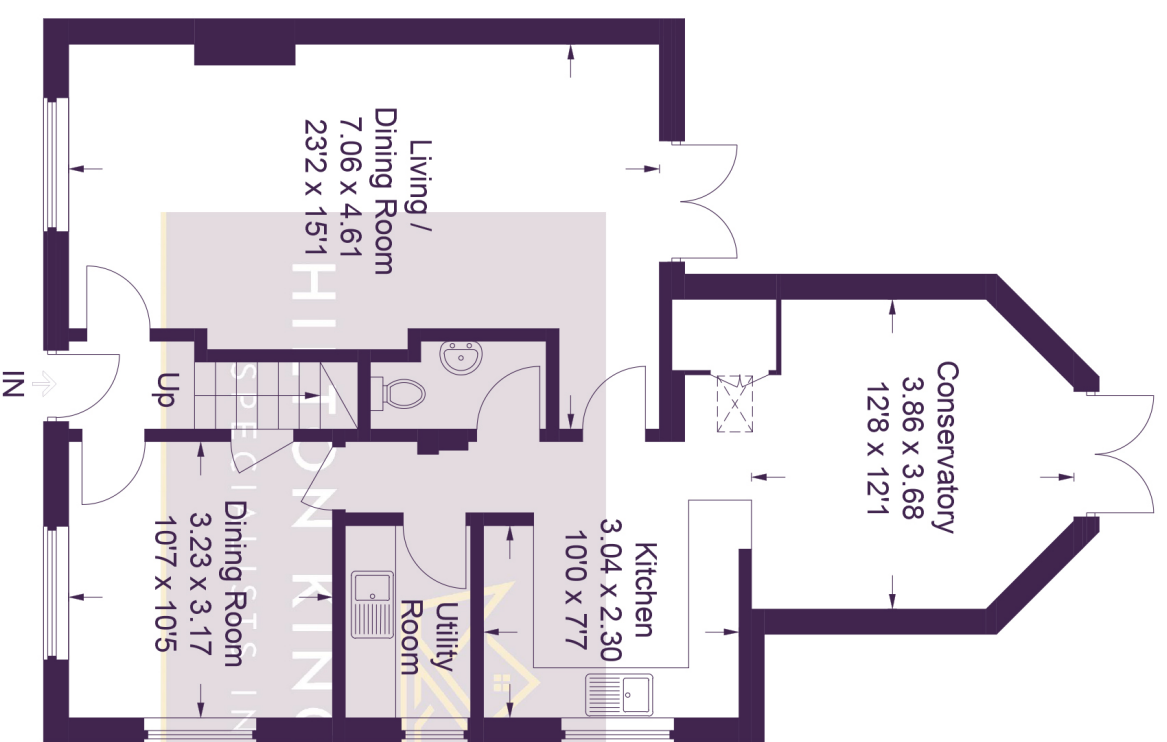
Approximate Gross Internal Area

Ground Floor = 75.8 sq m / 816 sq ft

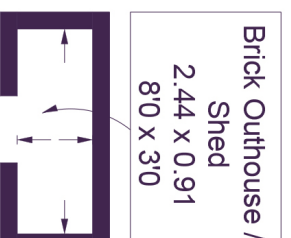
First Floor = 56.7 sq m / 610 sq ft

Brick Outhouse / Shed = 2.2 sq m / 24 sq ft

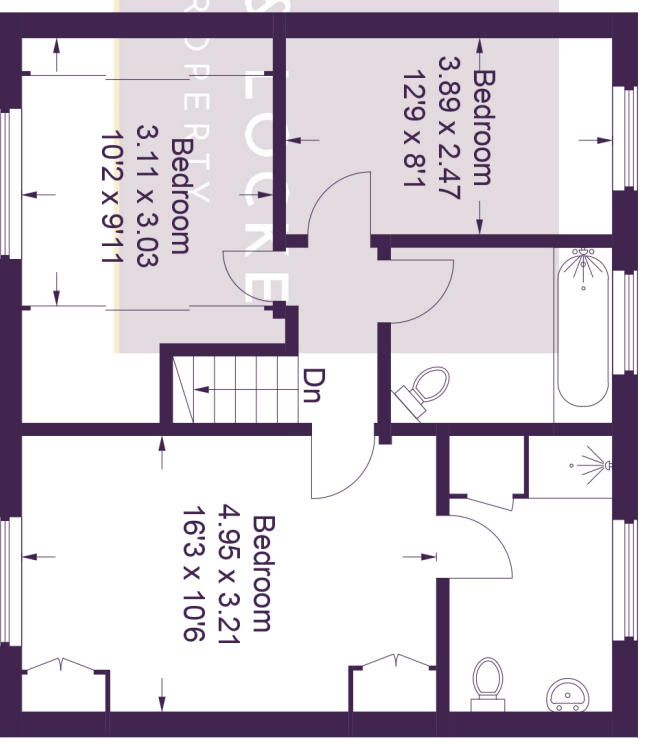
Total = 134.7 sq m / 1,450 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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.