

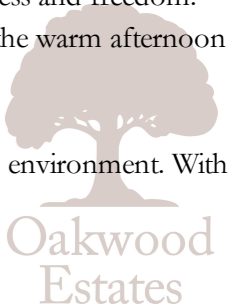
This perfect family home features two spacious reception rooms, providing versatile spaces for relaxation, entertainment, and family gatherings. The first reception room offers a cozy and intimate ambiance, while the second reception room provides a larger area for various activities. Whether you seek a quiet retreat or a lively space for socializing, these reception rooms cater to your family's needs and offer flexibility in how you choose to utilize them.

The well-appointed kitchen, though in need of some updating, serves as the heart of the home. Its practical layout and ample storage space make it a functional hub for culinary adventures and shared family meals.

Upstairs, the four generous bedrooms await, each providing a peaceful retreat for rest and rejuvenation. The master bedroom, boasting an ensuite bathroom, offers a private sanctuary for relaxation. The remaining bedrooms, spacious and bathed in natural light, accommodate the needs of children, guests, or home offices, providing flexible spaces to suit your family's lifestyle.

Step outside into the well-maintained garden, where tranquility and nature merge. The west-facing rear garden offers stunning views of the surrounding fields, creating a serene backdrop for outdoor activities and a sense of openness and freedom. Imagine children running and playing on the lush green lawn while you unwind on the patio, basking in the warm afternoon sun.

This perfect family home is situated in a desirable location, offering a peaceful and friendly neighborhood environment. With nearby amenities, schools, and transportation links.



Property Information

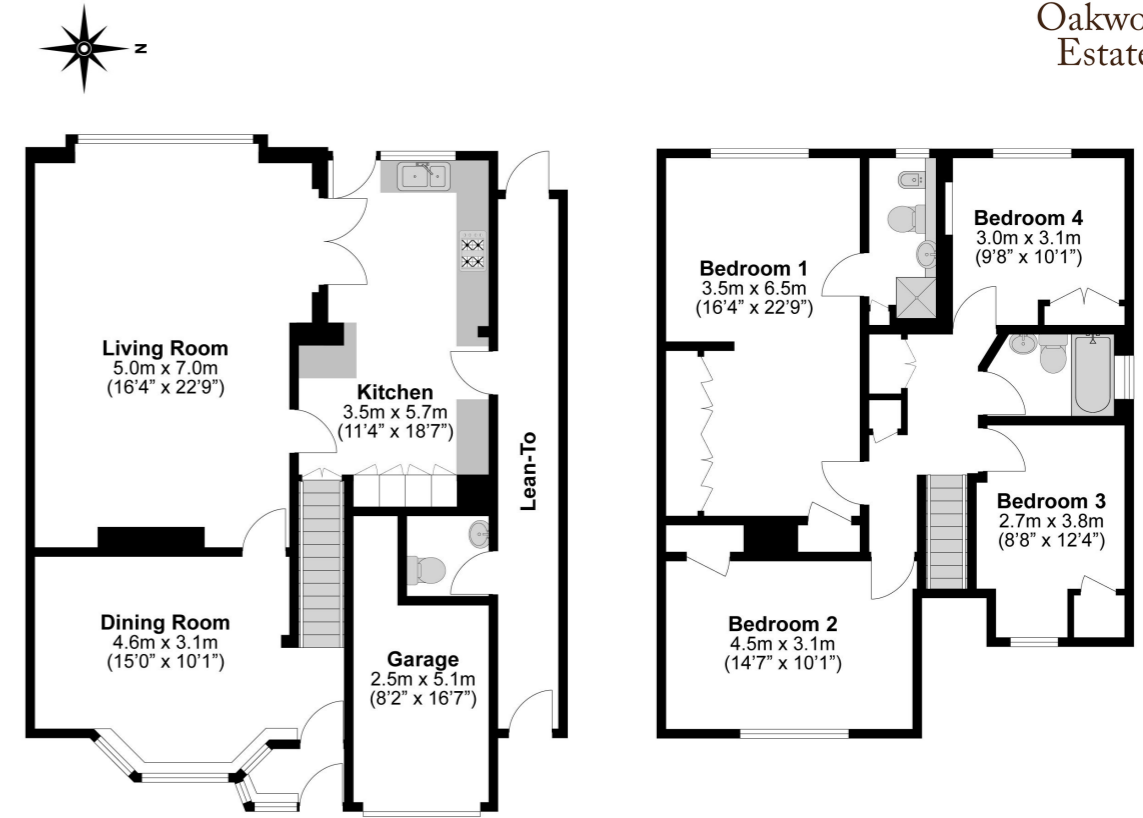
Floor Plan

-  4 BEDROOMS
-  2 BATHROOMS (1 ENSUITE)
-  2 RECEPTION ROOMS
-  SIDE ACCESS THROUGH TO GARDEN
-  1991 SQ FT
-  DETACHED
-  EPC- C
-  POTENTIAL TO EXTEND
-  COUNCIL TAX BAND G

Total Approximate Floor Area
1991 Square feet
185 Square metres

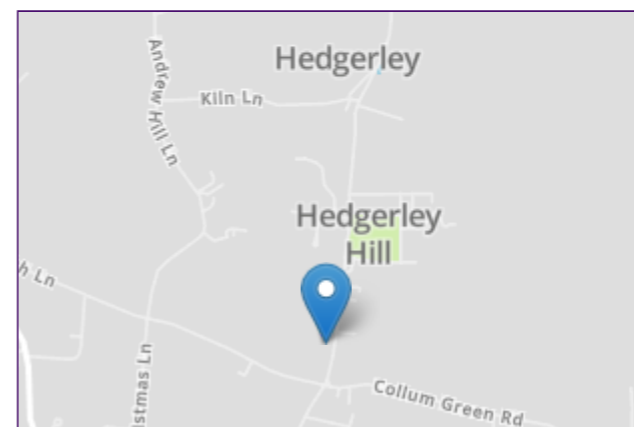


					
x4	x2	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Local Area

The neighborhood is characterized by a peaceful and family-friendly ambiance. Tree-lined streets and well-maintained properties create an inviting setting for residents. The area boasts a sense of community with neighbors often engaging in social activities and local events.

In terms of amenities, you can find a variety of shops, supermarkets, and convenience stores nearby providing easy access to everyday essentials. There may also be local cafes, restaurants, and pubs offering a range of dining options, catering to different tastes and preferences.

Schools

South Buckinghamshire is well renowned for its schooling, some of the schools local to this property are

- Wexham School
- Beaconsfield High School
- The Beaconsfield School
- Butlers Court School
- Holtspur School
- Slough and Eton Church of England Business and Enterprise College
- Langley Grammar School
- St. Bernard's Catholic Grammar School
- The Westgate School
- Upton House School
- St. George's School
- St. Mary's School Ascot
- St. John's Beaumont School

The Marist School
Papplewick School
Heathfield School
Licensed Victuallers' School
Lambrook School
The Windsor Boys' School (independent day school)
It's always recommended to conduct further research or contact local education authorities for a comprehensive list

Transport Links

Buses: Public bus services may operate in the surrounding area, providing connections to nearby towns and villages. Bus stops in Hedgerley or nearby may offer routes to destinations such as Slough, Beaconsfield, or High Wycombe.

Trains: The nearest railway stations to Hedgerley may be located in neighboring towns. Stations such as Gerrards Cross or Beaconsfield offer regular train services that connect to central London and other destinations. From these stations, you can access mainline services to other parts of the country.

Council Tax

Band G