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SPECIALISTS IN PROPERTY



Linden Lea, Hedgerley Hill, Hedgerley, Buckinghamshire. SL2 3RW.

£525,000 Freehold



Nestled in a quiet and friendly village, this two-bedroom semi-detached house offers an incredible opportunity to create your dream home. With NO ONWARD CHAIN, this property is perfect for those looking to move quickly or take on an exciting renovation project.

The ground floor features a comfortable and light-filled living area, providing the perfect space for relaxation and entertainment. The adjoining kitchen is a blank canvas, ready for personalization to suit your style and needs. Double glazing throughout ensures the home is warm and energy efficient.

Upstairs, two generously sized bedrooms offering versatility for a family, home office, or guest accommodation, lastly a family bathroom to complete the upper floor.

Outside, the property boasts a large garden with ample space for outdoor living or landscaping. The substantial five-car driveway has potential for an additional two spaces, and there's a single garage for secure storage or parking.

For those with big plans, the house offers scope for a double-story wraparound extension (subject to planning permissions), making it an ideal choice for anyone looking to create a bespoke family home.

## AREA

Located in a sought-after village, the property benefits from excellent transport links with nearby bus stops. Local amenities include a

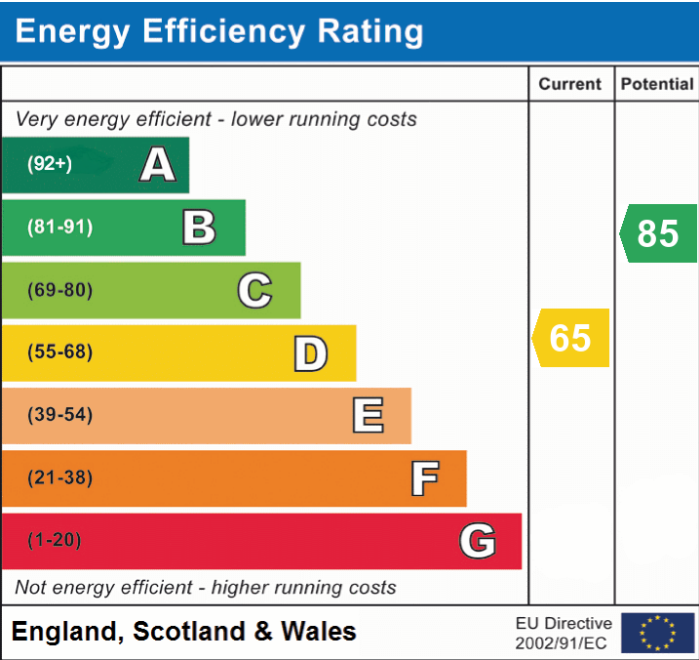




convenience store, a nearby playing field, and a close-knit community atmosphere. This home combines peaceful rural living with easy access to essential services.

Having previously won numerous "best kept village" awards, Hedgerley is extremely popular, and the property is located walking distance to its historic church and home to the award-winning White Horse real ale public house. The property is within easy reach of the M40 and M4 motorways plus local transport links including Gerrards Cross Station providing access to the West End in less than 30 minutes, plus a link to the tube network.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. The area is well served for sporting facilities with The Buckinghamshire, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



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# Lindon Lea

Approximate Gross Internal Area

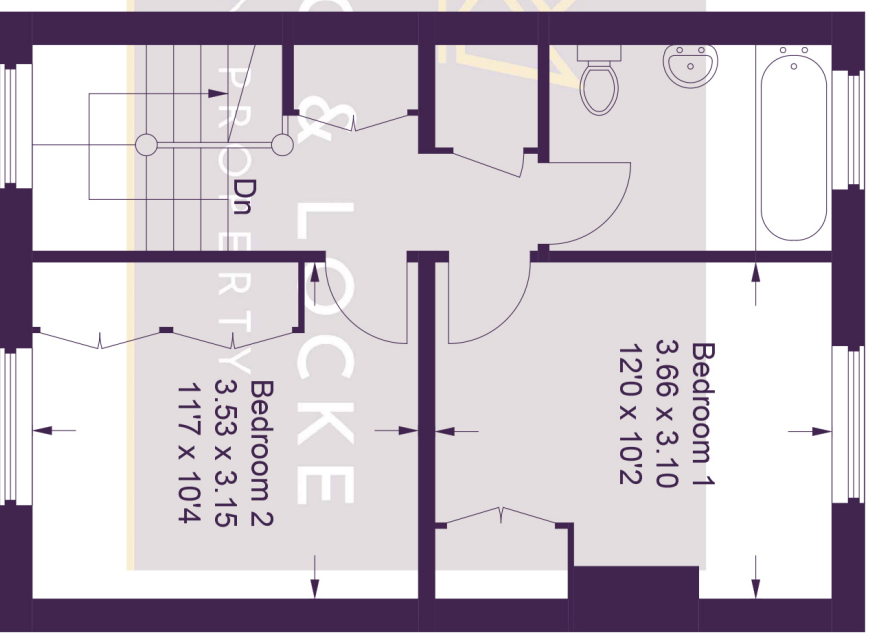
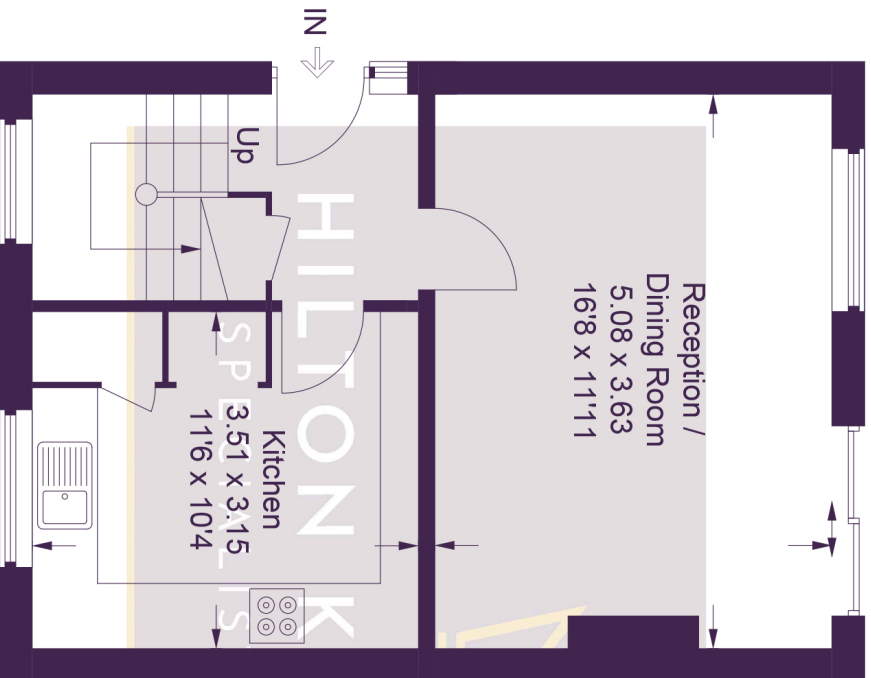
74.3 sq m / 800 sq ft

Garage = 13.1 sq m / 141 sq ft

Total = 87.4 sq m / 941 sq ft



(Not Shown In Actual  
Location / Orientation)



## Ground Floor

## 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.

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