



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Arden, Village Lane, Hedgerley, Buckinghamshire. SL2 3UY.

£800,000 Freehold

Hilton King and Locke are delighted to bring to the market this immaculate three-bedroom, semi-detached period cottage presented in high order throughout, this tastefully designed family home is situated in the ever-popular and sought after Village Lane, Hedgerley.

Downstairs accommodation includes an entrance hallway, large living room area with large windows and a fireplace with a log burner. There is a fitted kitchen with an integral dishwasher, fridge, freezer and Aga oven. The dining room is substantial in size and fits a six-seater dining table and chairs.

As you make your way upstairs you will find three good sized bedrooms with fantastic floor space and a modern, fully tiled bathroom benefitting from a bath and shower.

A particular feature of this stunning home is the private and secluded rear garden, mainly laid to lawn which wraps around the side of the property including a patio area with outdoor seating area to relax and enjoy those long summer evenings. The garden has an annexe build with full electrics and heating, utilised currently as a snug/playroom but could be used



as an office space.

This property comes with a single garage space and plenty of on street parking.

Having previously won numerous “best kept village” awards, Hedgerley is extremely popular, and the property is located within walking distance of the historic church, nature reserve 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 the Elizabeth Line with access to London 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, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn Tennis is available at Gerrards Cross and Beaconsfield.



Important Notice

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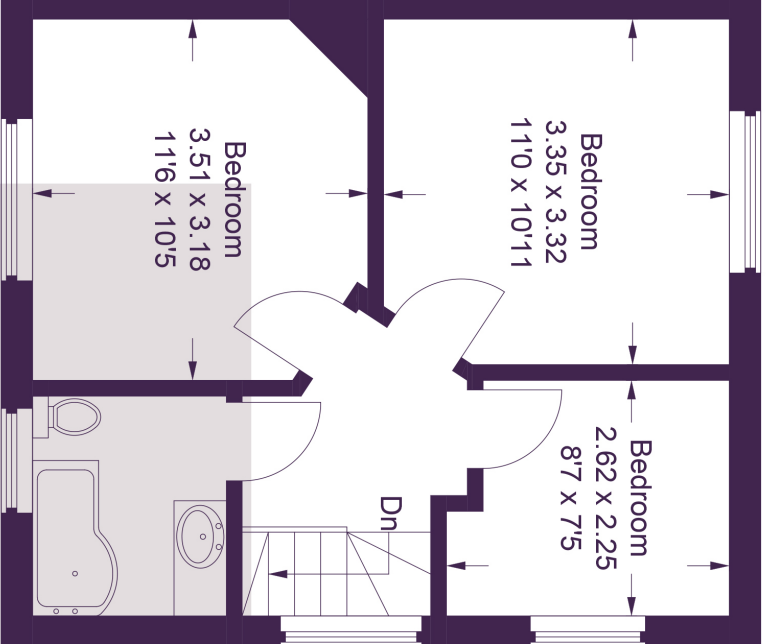


20 Market Place
Chalfont St Peter Buckinghamshire SL9 9EA

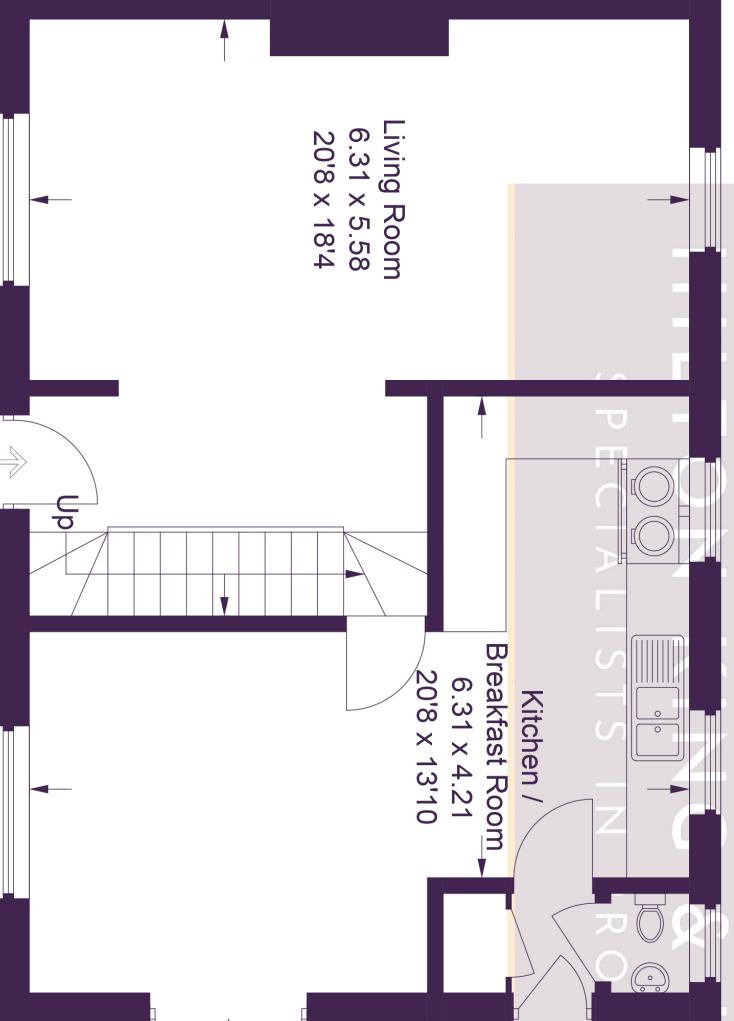
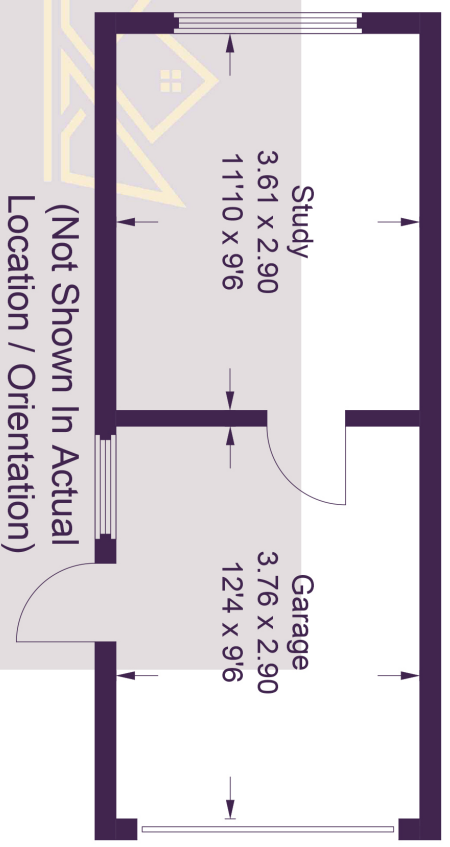
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Arden House

Approximate Gross Internal Area
Ground Floor = 59.1 sq m / 636 sq ft
First Floor = 37.9 sq m / 408 sq ft
Outbuilding = 21.7 sq m / 233 sq ft
Total = 118.7 sq m / 1,277 sq ft



First Floor



Ground 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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