



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



Longfield, Hedgerley, Buckinghamshire. SL2 3RN.

Offers in Excess of £525,000



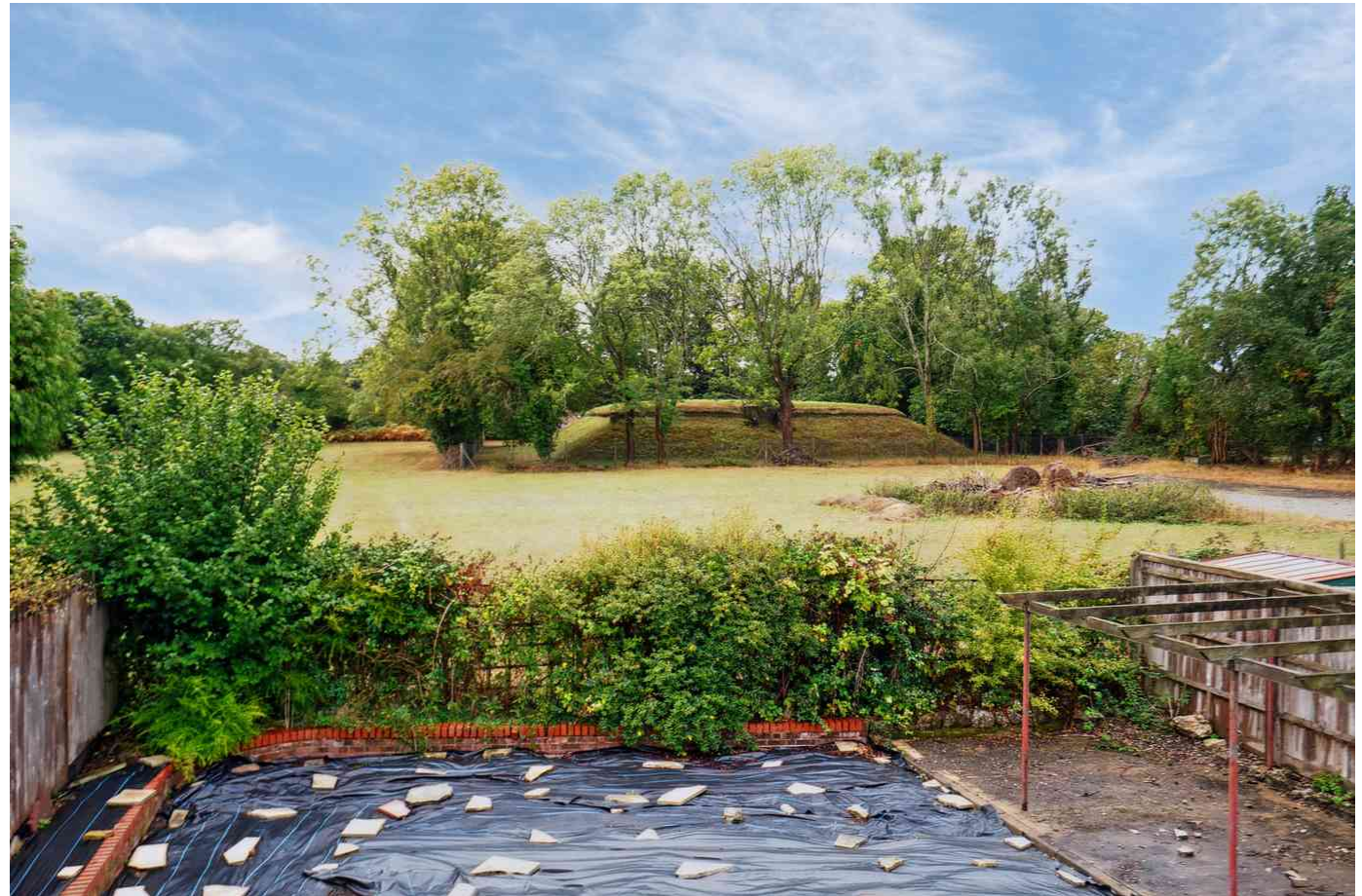
A chance to purchase a three bedroom semi detached house in need of updating and modernisation, which is a perfect buy if you are looking for a property to put your own stamp on and make your own.

This property comes to the market with no upper chain, has potential to extend to both the rear and the side (subject to the usual consents) and we therefore urge you to contact us asap to register your interest.

Accommodation on the ground floor includes a 19'2 x 10'11 bay fronted living room, a 12'10 x 7'1 double aspect kitchen which is open plan to a 12'0 x 10'8 breakfast room, a 8'11 x 7'1 dining area, and a ground floor bathroom.

Upstairs is a spacious 17'6 x 9'3 double aspect master bedroom, a 14'2 x 8'0 second bedroom, and a 9'1 x 7'10 third bedroom which overlooks the garden and has great views beyond.

Outside, is a 18'7 x 15'5 garage, a 10'4 x 7'0 store, off street parking on the front drive,

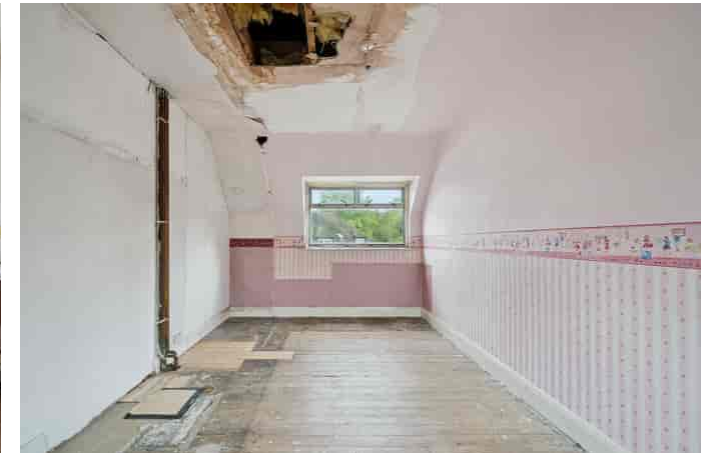


plus a decent sized southerly facing garden.

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, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at 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.



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# 3 Longfield Road

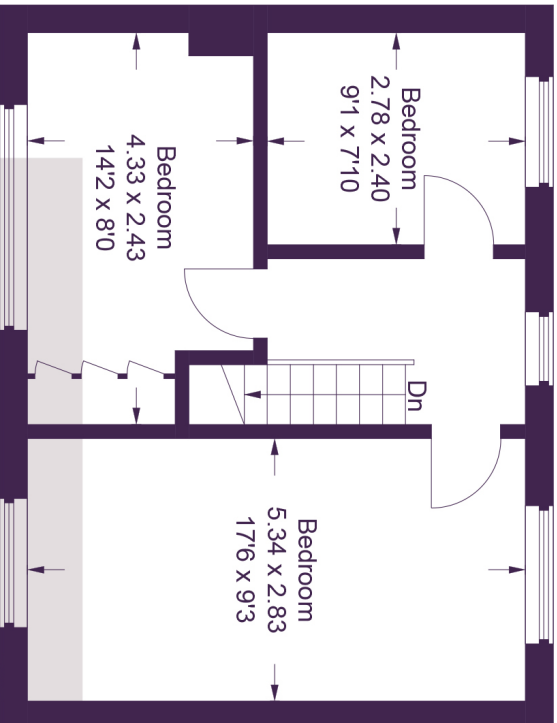
Approximate Gross Internal Area

Ground Floor = 57.1 sq m / 615 sq ft

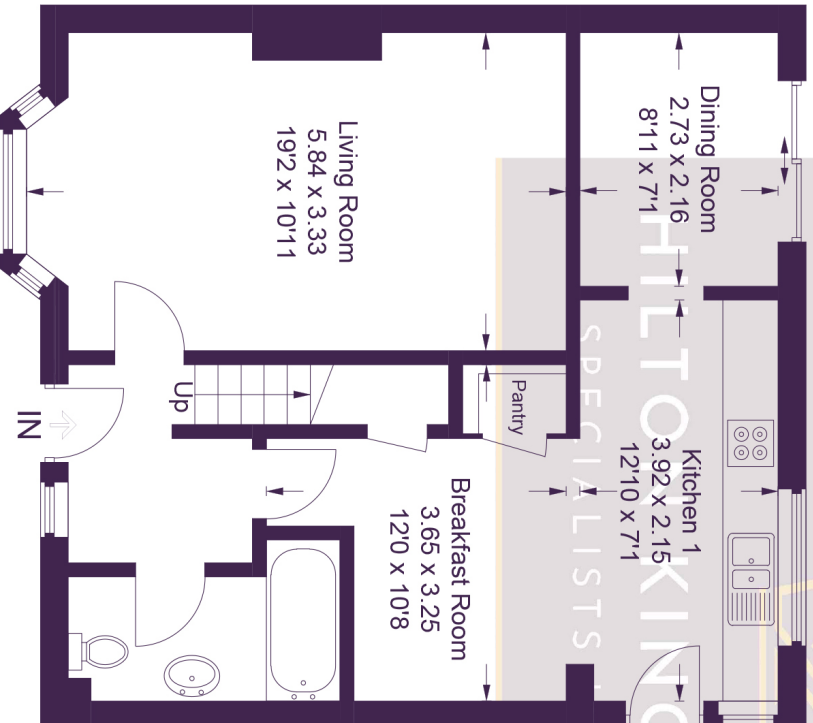
First Floor = 39.1 sq m / 421 sq ft

Garage / Store = 31.5 sq m / 339 sq ft

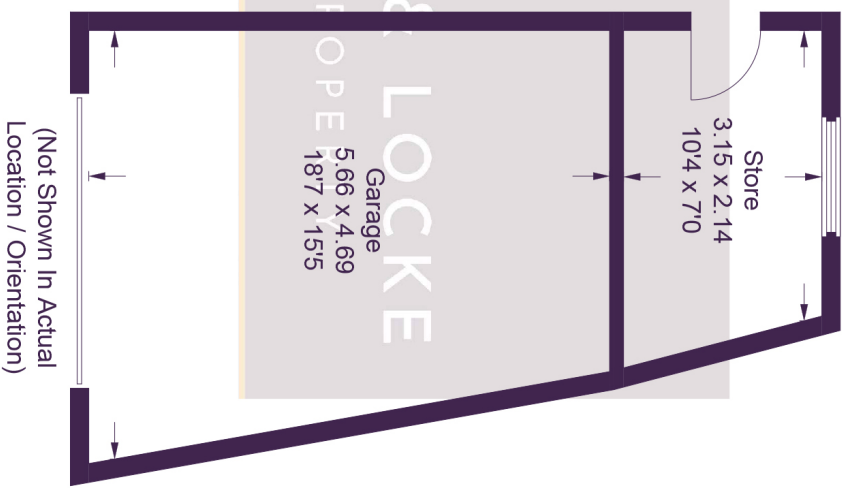
Total = 127.7 sq m / 1,375 sq ft



## First Floor



## Ground Floor



(Not Shown In Actual Location / Orientation)

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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