



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



2 May villas, Robert Road, Hedgerly. SL2 3XZ.

£575,000 Freehold



## 2 May Villas, Hedgerley, Buckinghamshire

A Welcoming Three-Bedroom Semi-Detached Home in a Peaceful Woodland Setting Set within a quiet, leafy location, this appealing three-bedroom semi-detached home enjoys a lovely position backing directly onto woodland, creating a calm and private setting. The house offers comfortable, well-proportioned accommodation arranged over two floors, with an approximate internal area of 1,107 sq ft (102.8 sq m). The property also benefits from a three-car driveway, providing generous off-street parking, and is offered to the market with no onward chain, making it an attractive and straightforward opportunity for a wide range of buyers.

### Ground Floor

The welcoming entrance hall provides access to the main living spaces and the staircase leading to the first floor. The main sitting room is a generous reception room measuring 4.51m x 4.24m (14'10 x 13'11) and offers ample space for everyday family living and entertaining. A second sitting room or family room, measuring 3.93m x 3.32m (12'11 x 10'11), provides flexible accommodation and would work equally well as a snug, playroom, or home office.

The dining room measures 3.49m x 3.47m (11'5 x 11'5) and is well suited to family meals and more formal occasions. The kitchen is practically arranged and measures 3.15m x 2.41m (10'4 x 7'11), offering good workspace with potential for updating or reconfiguration. A ground floor WC is conveniently located off the hallway. The ground floor accommodation extends to approximately 757 sq ft (70.3 sq m)

### First Floor

On the first floor, the accommodation comprises three bedrooms and a family bathroom. The principal bedroom measures 3.33m x 2.64m (10'11 x 8'8) and provides a comfortable double room. The second bedroom is also well proportioned, measuring 3.32m x 2.88m (10'11 x 9'5). The third bedroom measures 2.18m x 1.93m (7'2 x 6'4) and is ideal for use as a child's room, nursery, or study. The family bathroom is fitted with a bath, WC, and wash hand basin. The first floor provides approximately 350 sq ft (32.5 sq m) of accommodation.





## Location

The property is located in Hedgerley, a highly regarded Buckinghamshire village known for its leafy surroundings, village charm, and strong community feel. Hedgerley offers easy access to beautiful countryside walks, woodland areas, and open green spaces, making it ideal for those seeking a quieter lifestyle. Nearby Farnham Common provides a wider range of amenities, including local shops, cafés, restaurants, and highly regarded schools. The area is particularly popular with families due to its excellent balance of rural surroundings and everyday convenience.

The property is also well positioned for commuters, with nearby road links providing access to Beaconsfield, Gerrards Cross, and the M40, while rail services from nearby stations offer direct connections into London.

This well-located three-bedroom semi-detached home offers comfortable and flexible accommodation in a peaceful, green setting backing onto woodland. With the added benefits of a three-car driveway and no onward chain, it presents a wonderful opportunity for buyers seeking a home that combines practicality, space, and a relaxed village lifestyle. With its generous room sizes, desirable village location, and excellent access to Farnham Common and surrounding towns, the property presents an excellent opportunity for families, downsizers, or buyers seeking a home with both comfort and natural surroundings.

Floor areas and dimensions are approximate and provided for guidance only.



### 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

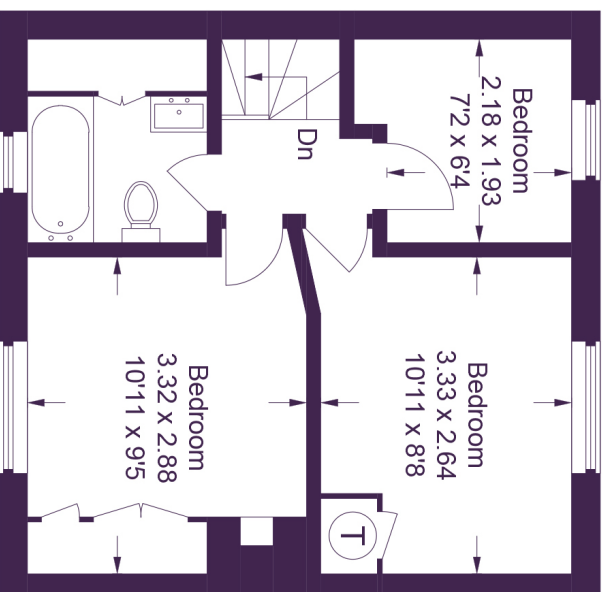
## 2 May Villas

Approximate Gross Internal Area

Ground Floor = 70.3 sq m / 757 sq ft

First Floor = 32.5 sq m / 350 sq ft

Total = 102.8 sq m / 1,107 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.

© C.J Property Marketing Ltd Produced for Hilton King & Locke