



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



16 Gregory Road, Hedgerley, Buckinghamshire. SL2 3XL.

Starting Bid £360,000 Freehold

Hilton King and Locke are pleased to bring to the market this fantastically sized three-bedroom end of terraced property which brings great investment opportunity. This property is presented with three good sized bedrooms, downstairs w/c, upstairs bathroom, brilliantly sized fitted kitchen/diner, garage space, an extended conservatory and a private rear and front garden with fantastic potential for further extension and renovations subject to your usual planning consents, all located in the beautiful, quiet village of Hedgerley.

Before you enter the property there is an extremely private and well-kept front garden with mainly laid to lawn, with hedges surrounding, a perfect sun trap. Downstairs accommodation consists of a sizeable porch area upon entrance and a w/c. The bright and airy living room provides an open fireplace and large windows to allow floods of natural daylight throughout.

Moving on to the well-presented kitchen/diner, you will find ample cupboard space, plenty of work surface space, a fitted oven and fitted gas hob with space for a six-seater dining table. The kitchen/diner will follow through to the extended conservatory with side access and a storeroom which could be utilized as an office/study.

As you make your way upstairs, the master bedroom compliments on entrance with the fantastic floorspace with potential to add an en-suite. The master bedroom can fit a king-sized bed with plenty of room for wardrobe and drawers. The second bedroom is a great sized currently fitting a single bed with potential for a double bed with wardrobe space. The third and final bedroom fits a single bed and has built in storage space. The well maintained, upstairs bathroom has a shower with the potential to reinstall a bath with overhead shower.

This property comes with a fantastically sized rear garden with mainly laid-to-lawn and further patio area to enjoy al-fresco dining in those warm summer months.

This property comes with a garage space to the rear with space for one car 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.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £450. These services are optional.



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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16 Gregory Road



Approximate Gross Internal Area
Ground Floor = 60.4 sq m / 650 sq ft
First Floor = 42.8 sq m / 461 sq ft
Garage / External WC = 15.9 sq m / 171 sq ft
Total = 119.1 sq m / 1,282 sq ft



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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(Not Shown In Actual Location / Orientation)