



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



39 Stevenson Road, Hedgerley, Buckinghamshire. SL2 3YD.

£325,000 Leasehold



Discover the allure of countryside living in the sought after village of Hedgerley with this delightful two bedroom maisonette.

As you step into the entrance hall, you're greeted by a blend of wood and tile flooring, setting the tone for the stylish interiors within.

The kitchen, recently fitted with modern amenities, boasts tiled flooring and offers convenience with its slimline dishwasher and built in fridge. The living room seamlessly flows into the dining area, creating a spacious and inviting atmosphere ideal for entertaining guests. The master bedroom overlooks the serene garden and comes complete with fitted wardrobes, providing ample storage space. Similarly, the second bedroom also enjoys rear facing views. The bathroom has been thoughtfully updated with a new shower installed over the bath.

The entire property has been rewired, ensuring safety and efficiency, complemented by the presence of a relatively new boiler.

Outside, the property boasts driveway parking at the front and a generous garden at the rear which backs onto woodland, offering a private and picturesque outdoor space. The garden features a mix of patio and grass areas, perfect for al fresco dining or enjoying the tranquility of nature. Additionally, the garden has a side access providing convenience for outdoor activities, as well as an outside storage unit with electricity. This space has been cleverly converted into a utility room, complete with fitted appliances and shelving, adding practicality to this charming home.

#### AREA

Located in the heart of Hedgerley, this maisonette offers a rare opportunity to enjoy countryside living while being within easy reach of amenities. With its stylish interiors, ample outdoor



space, and modern conveniences, this property is sure to capture the hearts of discerning buyers seeking a peaceful yet convenient lifestyle.

Hedgerley has previously won numerous "best kept village" awards, is extremely popular as 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 Or Iver Station (Elizabeth Line) providing access to the 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, Gerrards Cross and Denham Golf Courses. Lawn tennis is available at Gerrards Cross and Beaconsfield.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Important Notice

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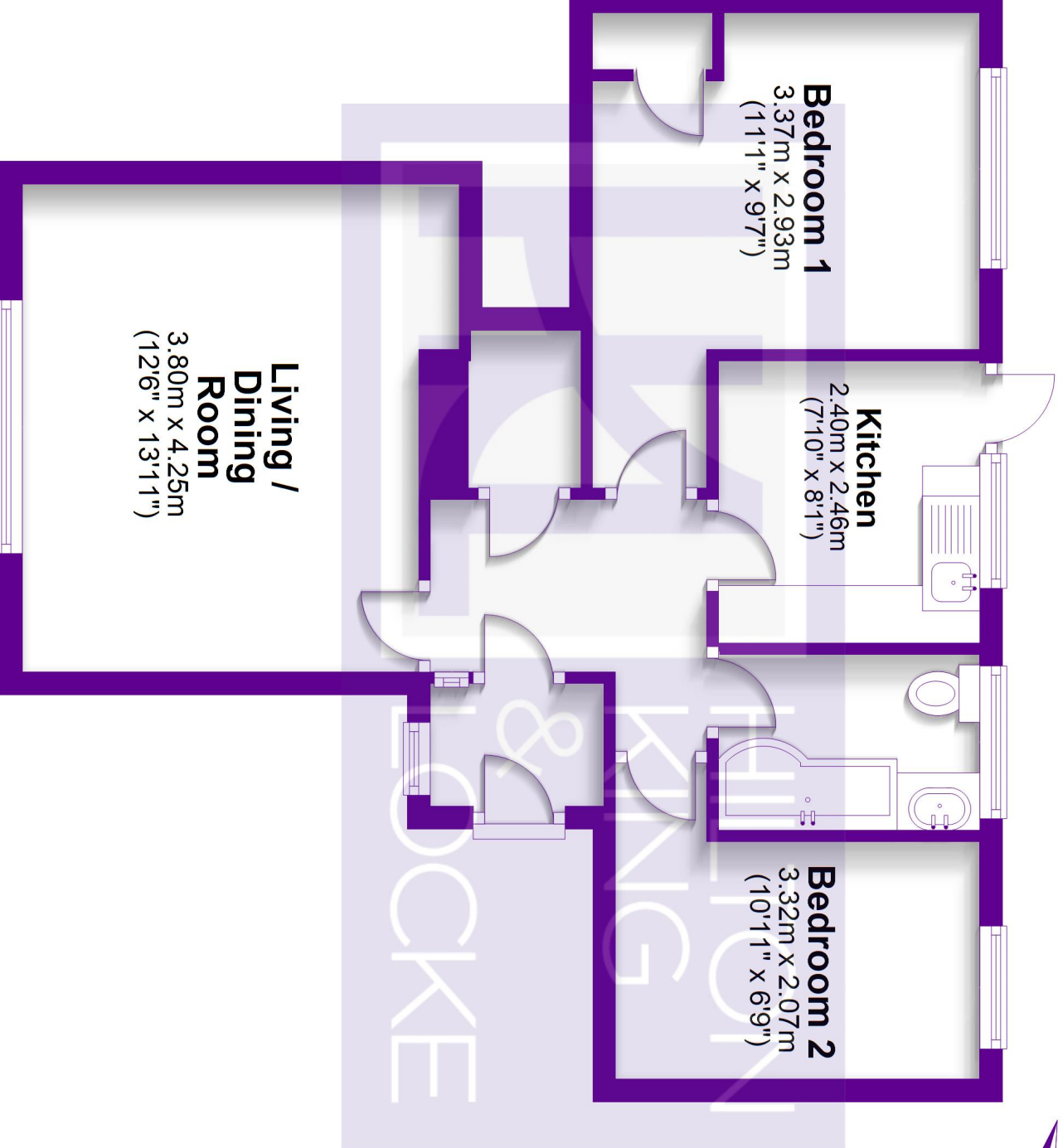


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## Ground Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



**Total area: approx. 53.1 sq. metres (571.1 sq. feet)**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings but excl car ports.

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