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Stevenson Road, Hedgerley, Buckinghamshire. SL2 3YD.

£650,000 Freehold

A spacious four bedroom family home which comes with a ground floor, self contained annexe, a great rear garden, and is situated in a quiet no through road in ever sought after Hedgerley.

Impressive accommodation sits at some 1703 square ft and there also off street parking. To the rear the property backs onto woodland.

Internally and on the ground floor is a 21'5 x 12'6 living/dining room that offers direct access to the rear garden, a cloakroom, and a 15'9 x 11'7 fitted kitchen, which in turn gives you direct access to the annexe.

The annexe has a double aspect 20'8 x 7'10 bedroom, a shower room, and an open plan living area/kitchen measuring 20'8 x 9'5. This space also has both side doors and french doors leading to the garden.

Upstairs are four excellent sized bedrooms. Bedroom one measures 15'10 x 7'9 and has its own ensuite, bedroom two is 12'6 x 12'3 and has fitted wardrobes, as does the 13'7 x 8'11 rear aspect bedroom three. Completing the accommodation is a 11'9 x 6'10 fourth bedroom and a family bathroom, which includes a panel bath, wash basin, wc and bidet.

To the front is a block paved drive providing off street parking, and a front lawn, while to the rear, the secluded, private garden has a patio, is mainly laid to lawn with it backing onto woodland.



THE AREA

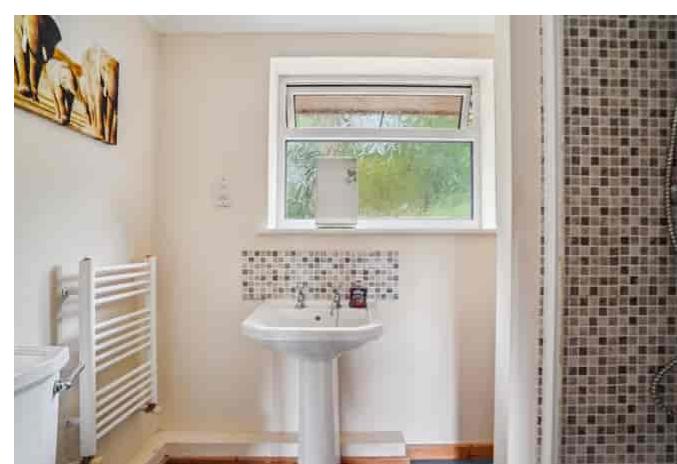
Hedgerley is an award-winning village, regularly recognised as one of Buckinghamshire's best-kept villages. The property is a short walk from its historic church and the renowned White Horse Pub, famous for its selection of real ales.

For commuters, the location is highly convenient, with easy access to the M40 and M4 motorways. Gerrards Cross Station is within easy reach, offering fast train links to London Marylebone in under 30 minutes and a connection to the London Underground.

Families will appreciate the outstanding choice of schools, both state and independent, for which Buckinghamshire is renowned. The area is also well served for sporting facilities, including The Buckinghamshire, Stoke Park, Gerrards Cross, and Denham Golf Clubs, as well as lawn tennis clubs in Gerrards Cross and Beaconsfield.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Important Notice

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Approximate Gross Internal Area

Ground Floor = 79.1 sq m / 851 sq ft

First Floor = 61.1 sq m / 658 sq ft

Shed = 18.0 sq m / 194 sq ft

Total = 158.2 sq m / 1,703 sq ft



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.