



**12 COTTAGE PARK ROAD, HEDGERLEY, BUCKINGHAMSHIRE SL2 3YJ**

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A beautifully presented and spacious, four bedroom, semi detached home situated in the popular village of Hedgerley and overlooking playing fields. The property offers good sized accommodation throughout including two/three reception rooms and benefits from a downstairs shower room, utility, and off street parking. There is a delightful garden with a large decking area leading to level lawns and backing onto woodlands. There is **NO ONWARD CHAIN**.

- **Four Bedroom Semi Detached Home**
- **Kitchen & Utility**
- **Two Bathrooms & Downstairs Shower Room**
- **Living / Dining Room**
- **Study**
- **Driveway Parking**

To the front of the property there is a good-sized block paved driveway providing parking for 3-4 cars with an area of lawn & gated access to the side. A courtesy porch leads to the front door.

Inside, the Hallway gives access to a front aspect Study, the Living Room and the fitted Kitchen. The Kitchen has a range of floor and wall mounted units set to ample worktop and incorporating a 5-ring gas hob with extractor above, sink unit and integrated dishwasher. There is a central island with further storage, a wine fridge and space for a free-standing fridge freezer. The Kitchen overlooks the delightful rear garden and leads to the Dining Area with French doors to the garden. The Dining area leads to the Living Room which has a fireplace (currently blocked) and overlooks the front of the property and leads back to the Hall.

Upstairs the Master Bedroom Suite has a range of wardrobe cupboards and a En Suite Shower Room. There are three further bedrooms all served by a family bathroom.

To the rear of the property, there is a wide deck stretching across the back of the house which steps down to a gravelled area and then to the level lawn. There is a summer house to the side and the private woodlands beyond provide seclusion and privacy.

Please note, the back 1/3 of the garden is owned by London & Quadrant for access to neighbouring property but the garden is fully enclosed by panel fencing and the current owners have never given access as the neighbouring property which is no longer owned by London & Quadrant. No rent is payable.

Located in the quiet village of Hedgerley within easy reach of Farnham Common's cafés, restaurants and shopping facilities as well as the protected woodlands of Burnham Beeches. The property is within walking distance to its historic church and home to the award winning White Horse real ale public house.

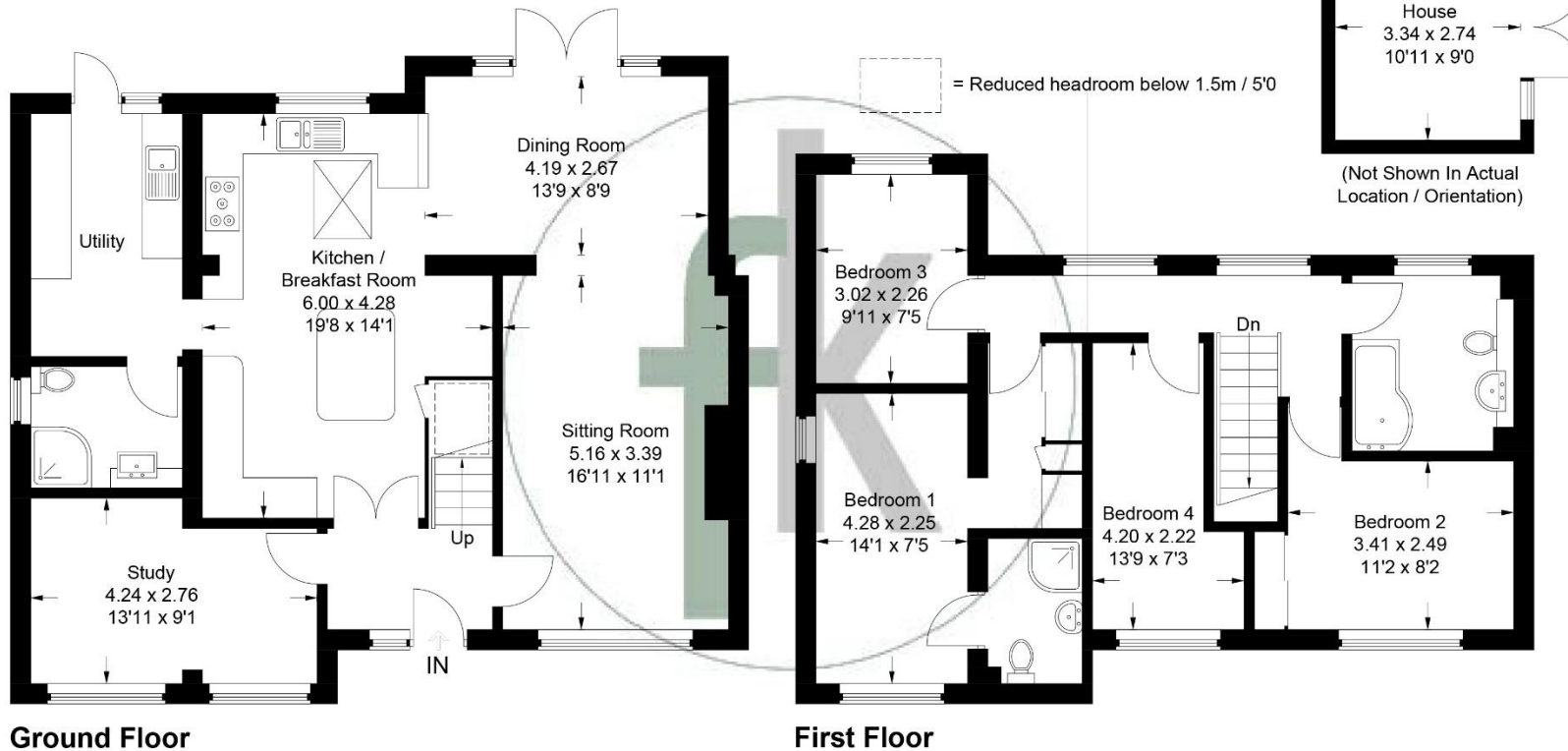
The property is within easy reach of the M40 and M4 motorways plus local transport links including Gerrards Cross Station providing access to the West End in less than 30 minutes, plus a link to the tube network.

There are many outstanding schools in the area offering the choice of both state and independent educational facilities at primary and secondary level. There are plenty of leisure facilities, including excellent golf courses at Stoke Park Country Club, Gerrards Cross, Denham and Beaconsfield.



## 12 Cottage Park Road

Approximate Gross Internal Area  
 Ground Floor = 84.6 sq m / 911 sq ft  
 First Floor = 60.9 sq m / 655 sq ft  
 Summer House = 9.2 sq m / 99 sq ft  
 Total = 154.7 sq m / 1,665 sq ft



**AWAITING  
EPC**

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