



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



39 Iver Lane, Iver, Buckinghamshire. SL0 9LF.

£600,000 Freehold

**\*THREE BEDROOM SEMI BACKING PADDOCKS\***

**\*OWN DRIVE\***

**\*EXCELLENT SIZED REAR GARDEN\***

**\*A PERFECT PROJECT IF YOU ARE LOOKING FOR A PROPERTY TO IMPROVE AND PUT YOUR OWN STAMP ON\***

Hilton King and Locke are pleased to bring to the market one of the few purposes built three-bedroom semi-detached houses along the sought after Iver Lane which is popular for its impressive sized properties and large gardens. A perfect house for a growing family as there is already excellent accommodation but also scope to extend either to the side or rear (STPP).

This three-bedroom family home offers 1,332 square ft of accommodation, plus a private rear garden and a garage.

Internally the ground floor includes a great size entrance hall, front aspect living room with patio doors, fully fitted kitchen and great sized dining room with stunning views of the garden. The property also benefits from a good-sized separate utility room leading to side access to the garden and a brick built shed.

Upstairs are three well-proportioned bedrooms. Bedroom one measures 13'6 x 11'2 and offers a front aspect window with an abundance of light, bedroom two is an impressive, 13'10 x 10'4 has a wall of fitted wardrobes with a view of the back garden while bedroom three measures 7'4 x 6'9. Completing the accommodation there is a modern family shower room with separate W/C

#### THE AREA

Conveniently situated within a walk to Iver High Street's amenities, 15-20 minutes' walk to Iver train station queen



Elizabeth line, and within a short distance of Iver Infant and Junior Schools, this home has exceptional access to everything needed. Uxbridge, Slough and Gerrards Cross are all within a few minutes' drive away, providing a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) and M4 (J5) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. The area is well served for local sporting facilities and golf at Richings Park, with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield. Horse racing can be found at Windsor, Sandown and Kempton Race Courses.

Nearby Iver Heath has beautiful surrounding countryside including Black Park and Langley Park that has an excellent network of footpaths and bridleways. The famous Pinewood Studios also features a cinema.

Iver (Great Western Line: London Paddington 31 mins) - Gerrards Cross 4 miles (Chiltern Line: London Marylebone 25 mins) - Uxbridge 3 miles (Metropolitan Line: London Baker Street 38 mins) - M25 (J16)/M40 (J1A) 4 miles - London Heathrow 8.5 miles - Central London 20 miles (Distances and times are approximate)



**Important Notice**

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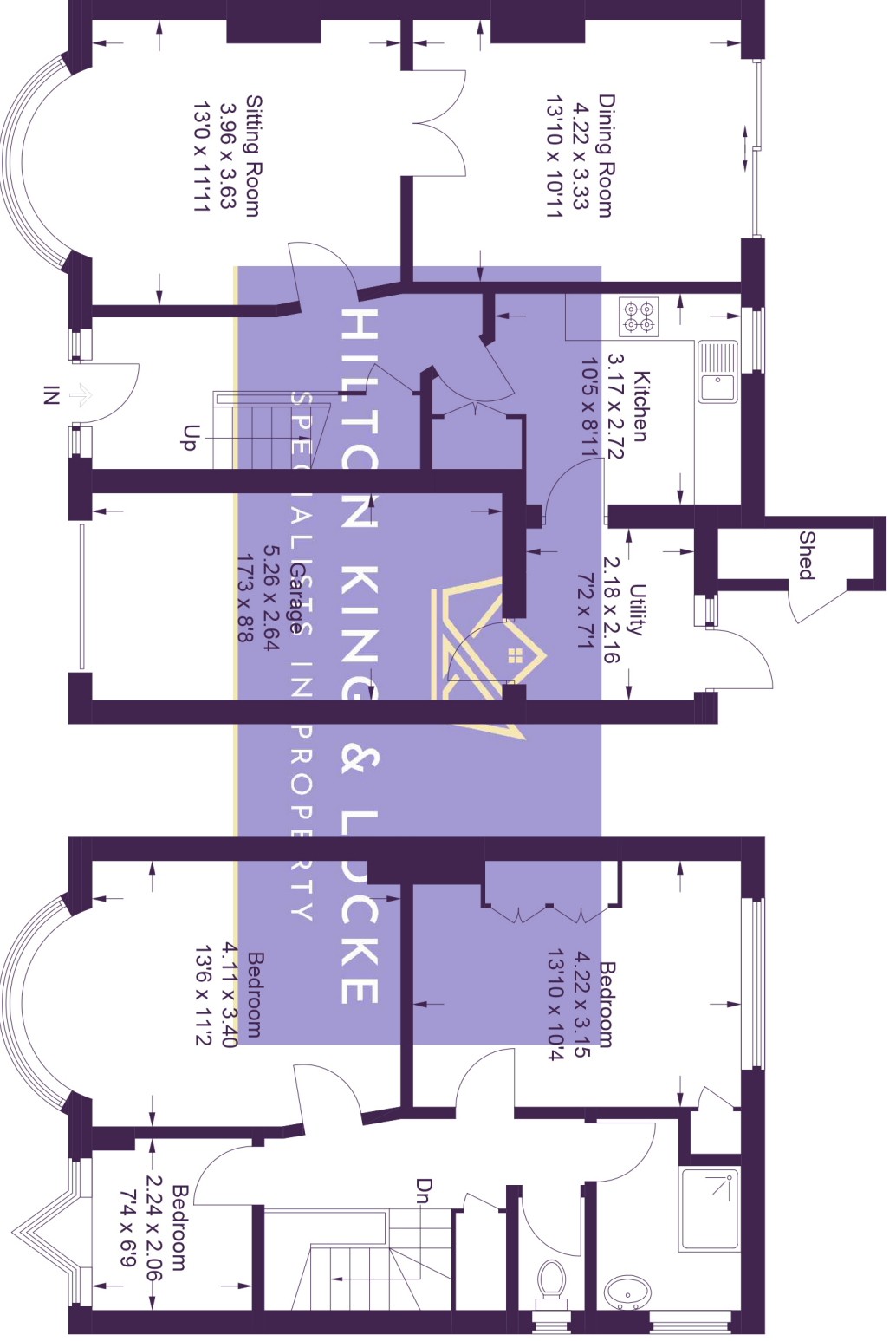


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# 39, Iver Lane

Approximate Gross Internal Area  
Ground Floor = 73.1 sq m / 787 sq ft  
First Floor = 49.3 sq m / 531 sq ft  
Shed = 1.3 sq m / 14 sq ft  
Total = 123.7 sq m / 1,332 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.