



1 Honeysuckle Close, Iver, Buckinghamshire. SL0 0LZ.

£1,500,000 Freehold



Hilton King & Locke are pleased to bring to the market this exceptional family home located in an exclusive close and with development potential. There is also no onward chain.

Honeysuckle close is an exclusive development that is a quiet setting yet striking distance to the High Street and all local amenities.

This six-bedroom detached house offers substantial accommodation and is presented in excellent all-round condition. The ground floor includes three large reception rooms, a 37'11 x 21'9 open plan kitchen/family room which is perfect for entertaining, a utility and a conservatory with under floor heating that offers superb views over the impressive private gardens.

The property has the added benefit of a garage conversion which makes the living area of this property an impressive 4437.7 square ft.

The spacious, light, and airy entrance hall gives access to a downstairs cloakroom, plus gives access to the main reception rooms.

On the first floor there are six double bedrooms with three of them having the benefit of en-suite bathrooms and bedroom three also has a walk-in dressing room.

Four of the bedrooms have plenty of fitted wardrobes and a four-piece family bathroom completes this floor.

Outside, the front garden is mainly paved with off street parking directly in front for multiple cars. The rear garden is laid to lawn plus it still has the previous pool room structure in place, should a buyer want to re-install an updated swimming pool.

#### THE AREA



Iver is a semi rural village situated between Uxbridge and Slough. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) 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 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. 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 and 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.



#### Important Notice

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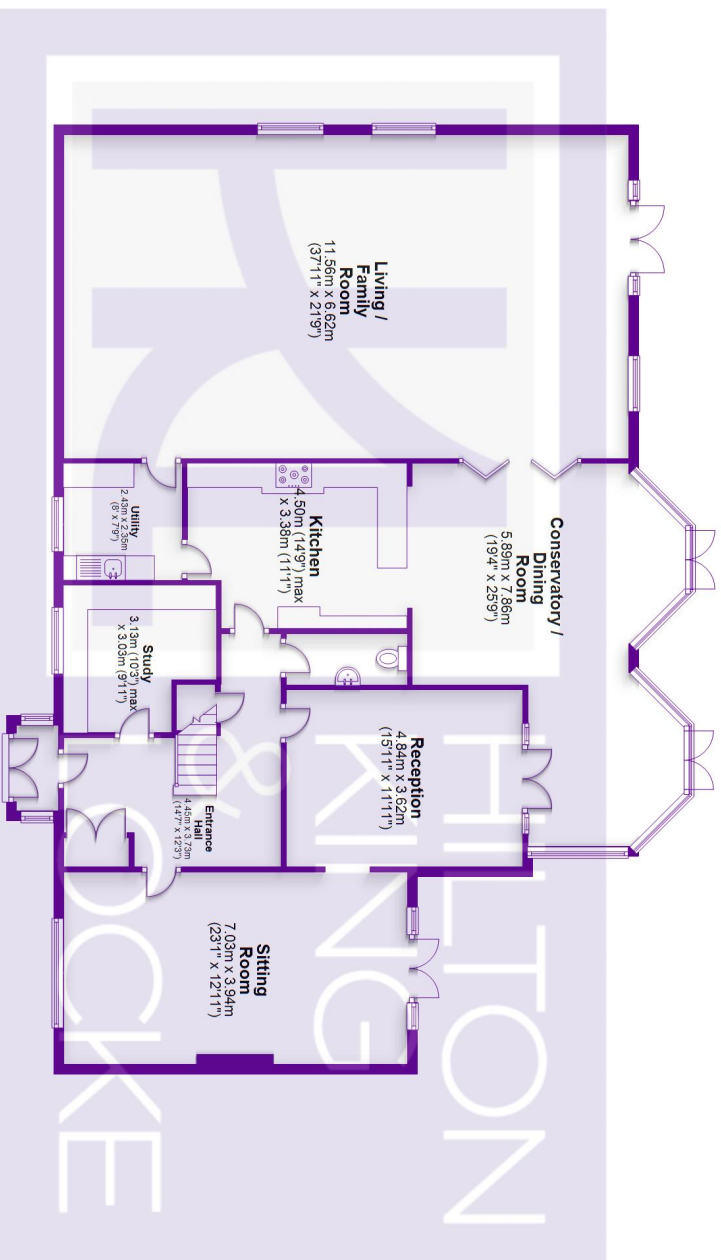
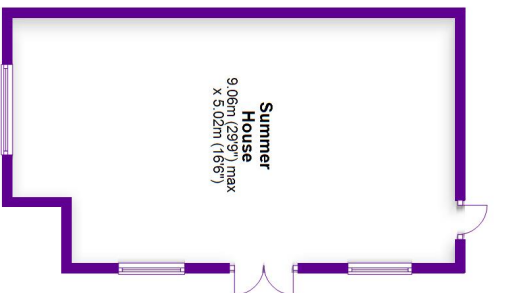


23 High Street  
Iver Buckinghamshire SL0 9ND

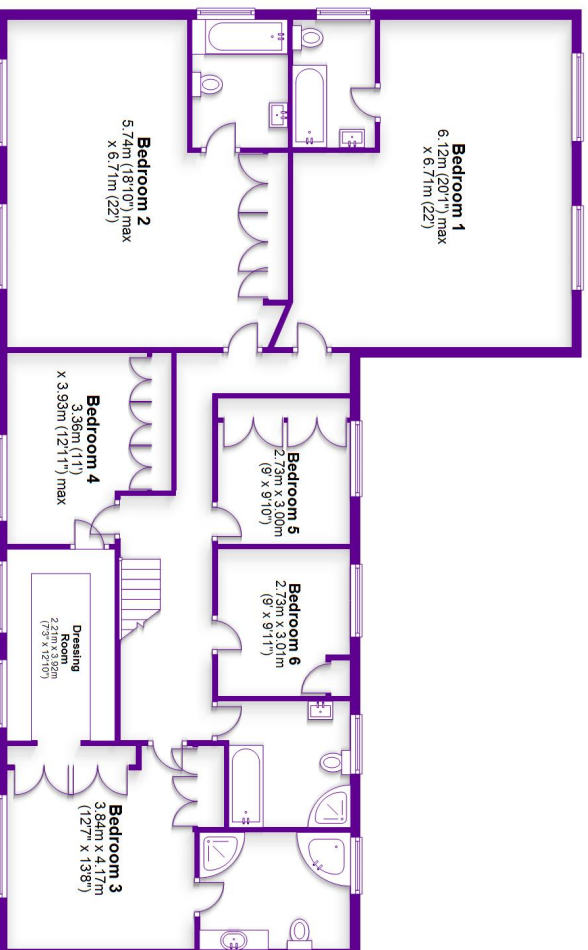
Tel: 01753 650033  
iver@hklhome.co.uk



**Ground Floor**  
Approx. 247.7 sq. metres (2665.5 sq. feet)



**First Floor**  
Approx. 164.4 sq. metres (1769.2 sq. feet)



**Total area: approx. 412.1 sq. metres (4435.7 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  
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