



**HILTON KING & LOCKE**  
SPECIALISTS IN PROPERTY



3 Colborne Close, Iver, Buckinghamshire. SL0 0AF.

£620,000 Freehold

A Modern & Stylish Three-Bedroom Semi-Detached Home in a Unique  
Iver Heath Development

Built in 2016 | Private Road | Stunning Views | Three Bathrooms | Parking  
for Two Cars

Welcome to this beautifully presented, contemporary semi-detached home, ideally located in a small, exclusive development in the heart of Iver Heath. Perfect for buyers seeking a stylish lifestyle and peaceful surroundings, this modern property offers light-filled, spacious living with stunning views over a picturesque communal green and neighbouring paddocks beyond.

Key Features:

- Built in 2016 within a quiet, private cul-de-sac
- Three spacious bedrooms, three bathrooms
- Bright open-plan kitchen/dining/living space
- Ground floor family room/bedroom three
- Beautifully landscaped rear garden
- Two allocated parking spaces
- Just moments from Black Park & Langley Park
- Excellent transport links (M25, M4, M40 & Crossrail stations)

Accommodation:

Upon entering, you're greeted by a welcoming hallway with access to a modern downstairs shower room and a versatile front reception room, ideal as a third bedroom, home office or playroom.

To the rear, the heart of the home is a stunning open-plan kitchen/living/dining space with dual-aspect windows that flood the room with natural light. The kitchen is fully fitted with integrated appliances including a fridge freezer, washing machine, dishwasher,



electric hob and twin ovens. French doors open directly onto the private rear garden – perfect for indoor-outdoor living and summer entertaining.

Upstairs, the spacious landing leads to two generous double bedrooms. The principal bedroom benefits from fitted wardrobes and a sleek en-suite shower room. Bedroom two is also a comfortable double, served by a modern family bathroom featuring a panelled bath with shower over and glass screen.

Outside:

The rear garden is neatly landscaped with a patio area and lawn, fully enclosed for privacy – ideal for families, pets, or relaxing in the sun. The property also benefits from two allocated parking spaces directly to the front.

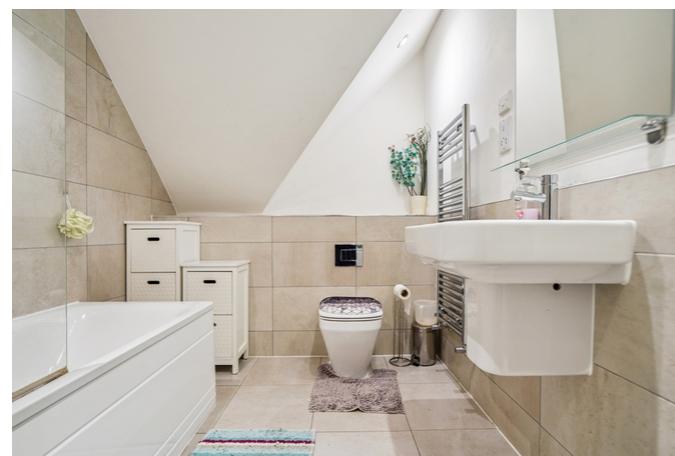
Location:

Colborne Close is a sought-after private road offering a tranquil setting while remaining highly accessible. Iver Heath is home to Pinewood Studios, as well as scenic countryside and woodland trails at Black Park and Langley Park – a haven for walkers, runners, and families.

Transport links are exceptional, with easy access to the M25, M40, M4, and Heathrow Airport. Both Iver and Langley Stations (Crossrail/Elizabeth Line) are within 2 miles, offering fast connections to Central London. The area is also served by excellent local schools, both state and independent.

Don't miss your chance to view this stylish and well-located home – ideal for professionals, young families, or downsizers alike.

Contact us today to arrange your viewing!



#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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# 3 Colborne Close

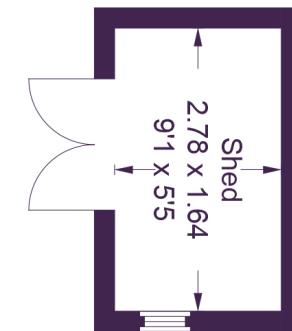
## Approximate Gross Internal Area

Ground Floor = 57 ./ sq m / 621 sq ft

$$\text{Shed} = 4.6 \text{ sq m} / 49 \text{ sq ft}$$

Total = 111.3 sq m / 1,197 sq ft

Location / Orientation)



1000

Living Room  
6.59 x 5.95  
21'7 x 19'6

Bedroom  
3.04 x 2.79  
10'0 x 9'2

4.89 x 3.42  
16'1 x 11'3

Bedroom  
4.68 x 4.30  
15'4 x 14'1

## Ground Floor

## First Floor

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,

