



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



35 Rixon Close, George Green, Buckinghamshire. SL3 6RH.

£575,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful three-bedroom family home that boasts 1,461 sq ft.

Nestled in a quiet cul-de-sac, this remarkable family home offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living.

Upon entering the property that is set back from the road you are greeted by ample parking spaces and a garage, providing convenience for both residents and guests as well as side access to the well-maintained garden. The exterior offers a welcoming atmosphere.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring two elegantly designed reception rooms that provides a versatile space for relaxation and entertainment. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

A unique feature of this property is the well-maintained garden. This outside space is perfect for entertaining as you have the added benefit of a built-in bar area as well as a well-maintained fish pond. This space is perfect for alfresco dining in the summer months.

The well-appointed kitchen boasts plenty of space for appliances free standing and integrated as well as the boiler still having a 5 and a half year warranty remaining. The kitchen connects seamlessly to the integral garage that's has power, catering to modern convenience and functionality providing access to outside via an electric door. A downstairs W/C adds to the convenience of daily living.

Ascending to the upper level you have three spacious double





bedrooms with two of them benefiting from fitted wardrobes that provides ample storage space and floor space. The modern four-piece family bathroom is fully tiled and has the added benefit of a shower and bath.

The outdoor area is a paradise, with bar area that has power adding to the property's allure and provides an ideal space for entertainment.

In conclusion, this is an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.

George Green is a quiet village and is situated a short distance from the stunning walks and lakes of Black Park and Langley Park. It is close to Iver, Uxbridge and Slough town centres, all of which provide excellent access into London via various commuter links and a variety of shops and supermarkets. Langley Grammar School, Herschel Grammar School, Upton Court Grammar School and St Bernard's Catholic Grammar School are all within the catchment area, along with several infants, junior schools located close by.



**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).

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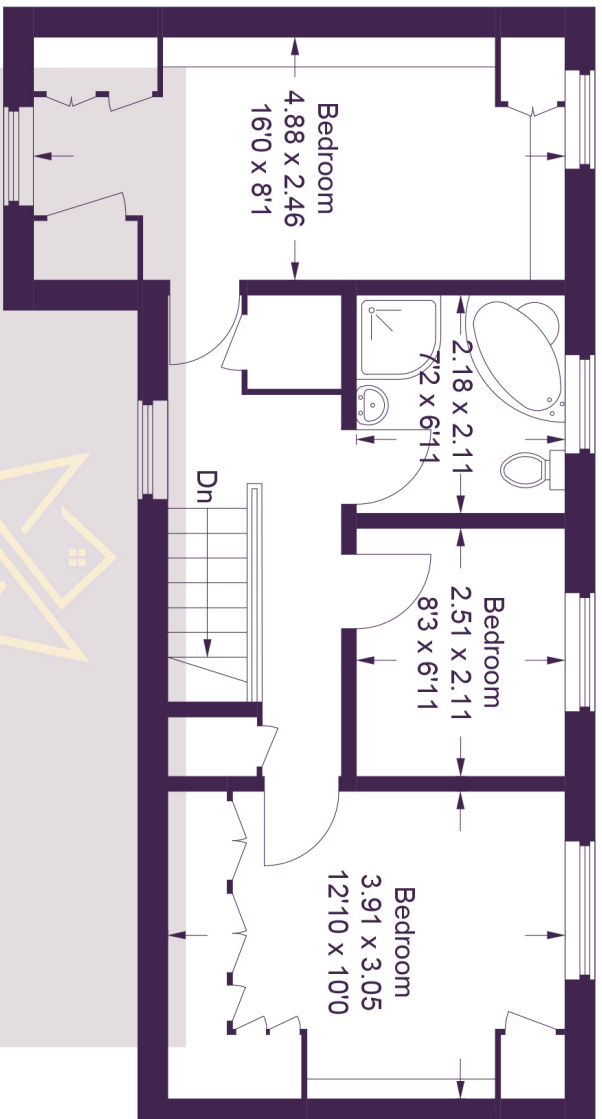


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Iver Buckinghamshire SL0 9ND

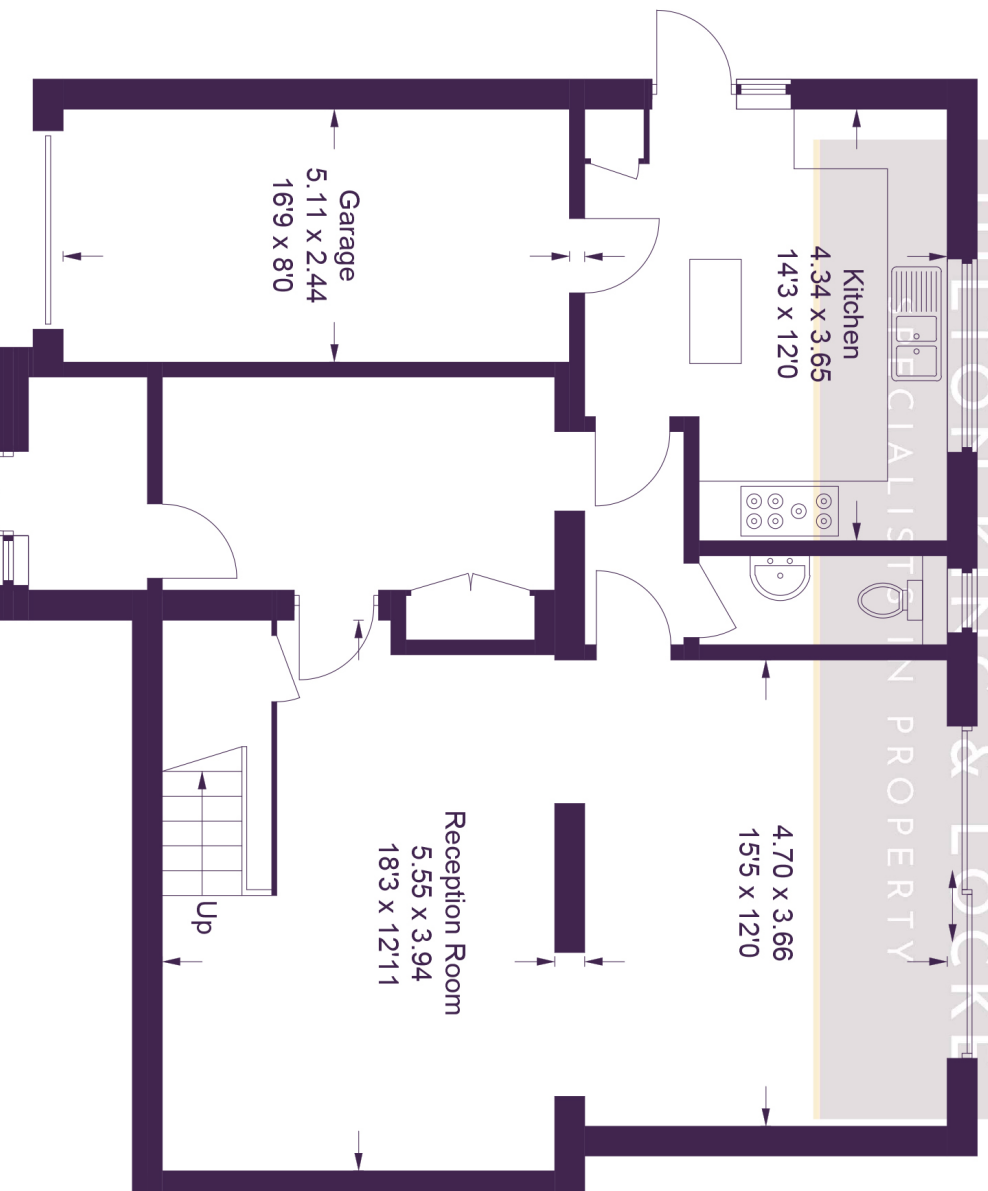
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# 35, Rixon Close, George Green

Approximate Gross Internal Area  
135.7 sq m / 1,461 sq ft  
(Including Garage)



## First Floor



## Ground 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, shapes and compass bearings before making any decisions reliant upon them.