



11 Hardings Row, Iver Heath, Buckinghamshire. SL0 0HJ.

£725,000 Freehold

Hilton King & Locke are pleased to bring to the market a fantastic opportunity to purchase this spacious five bedroom, two bathroom detached house situated in a popular small cul-de-sac in Iver Heath and offers no upper chain! This Impressive sized accommodation includes an entrance porch, hallway, inner lobby/utility, fitted kitchen, large through lounge, conservatory, plus five excellent sized first floor bedrooms and two bathrooms. To the outside is parking for three cars, a rear garden of around 100ft, plus integral garage.

THE AREA

Hardings Close is a popular residential road situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities. Hardings Close is also home to Hardings Row Nature reserve and is found less than a two minute walk away.

The property is perfectly situated close to beautiful woodland walks at Black Park and Langley Park which are ideal for families and dog walkers. 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. Also nearby Iver and Langley Stations will both shortly join the pending Crossrail route.



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 ("information") 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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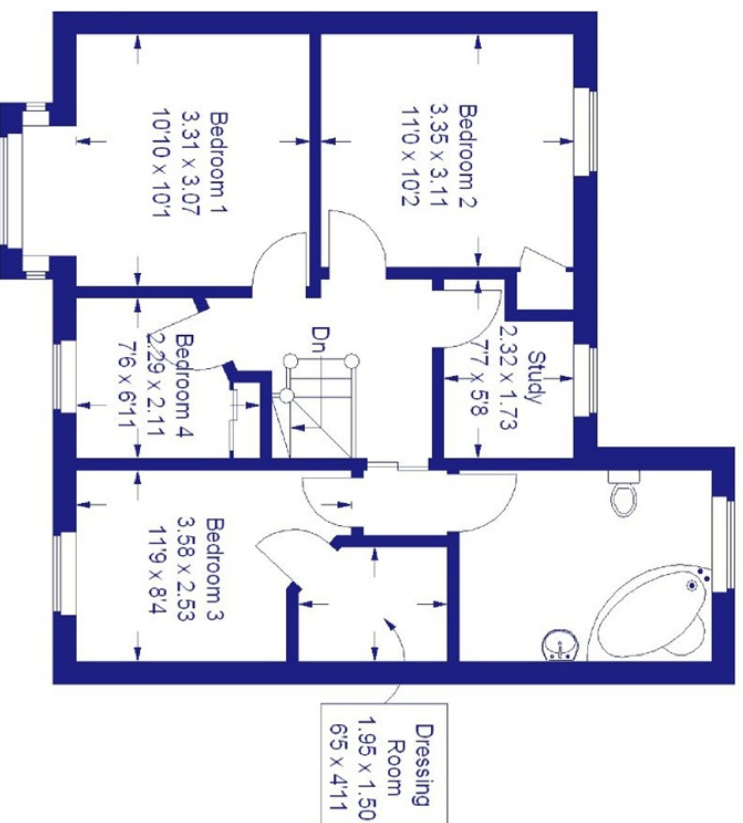
11 Hardings Row

Approximate Gross Internal Area

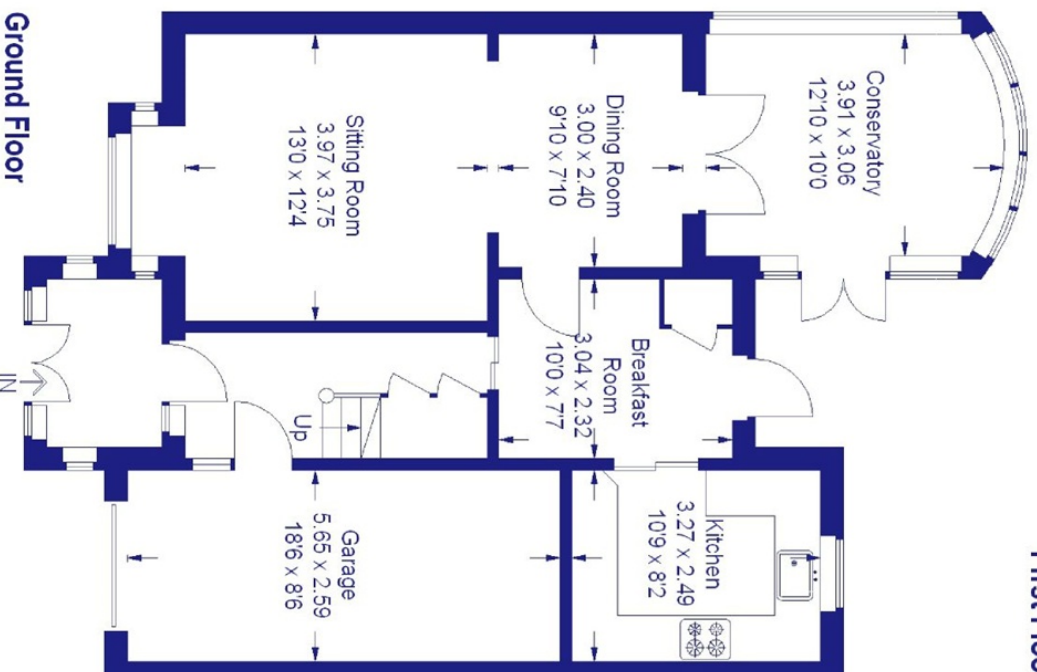
Ground Floor = 79.5 sq m / 856 sq ft

First Floor = 59.0 sq m / 635 sq ft

Total = 138.5 sq m / 1491 sq ft



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.

Produced for Hilton King & Locke.

