



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



36 Keensacre, Iver, Buckinghamshire. SL0 0DL.

OIEO £450,000 Freehold

Hilton King & Locke are pleased to bring to the market this excellent sized three bedroom mid terraced house situated in the sought after road Keensacre, located in Iver Heath.

Keensacre is a quiet no through road located just off Slough Road and has the advantage of being close to local shops, amenities and bus routes. The property is also walking distance to both Iver Heath Junior and Infant Schools. Internally and on the ground floor there is an entrance porch, through living/dining room with wooden flooring. A fitted kitchen breakfast room with space for table and chairs. On the first floor are three excellent sized bedrooms, which have the benefit of built in wardrobes. A modern three piece family bathroom suite completes the accommodation. This property has an attractive and secluded yet low maintenance rear garden with AstroTurf. There is a single garage located near the property, with ample communal parking outside.

#### THE AREA

Iver is a semi rural village with local shops and amenities, 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) 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

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.

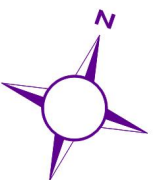
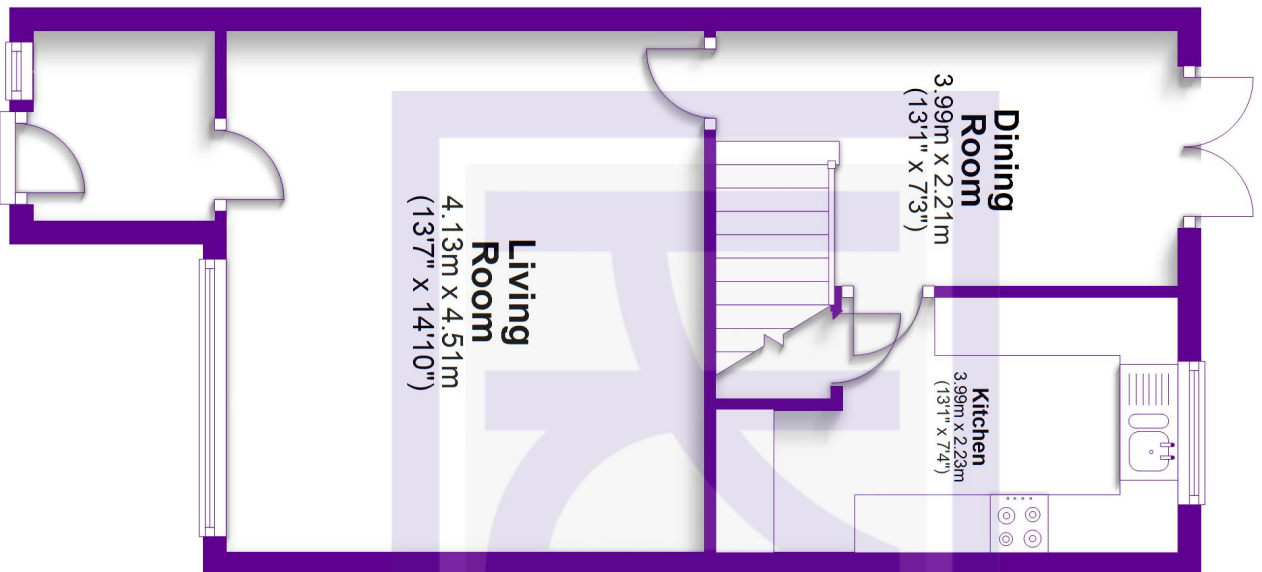


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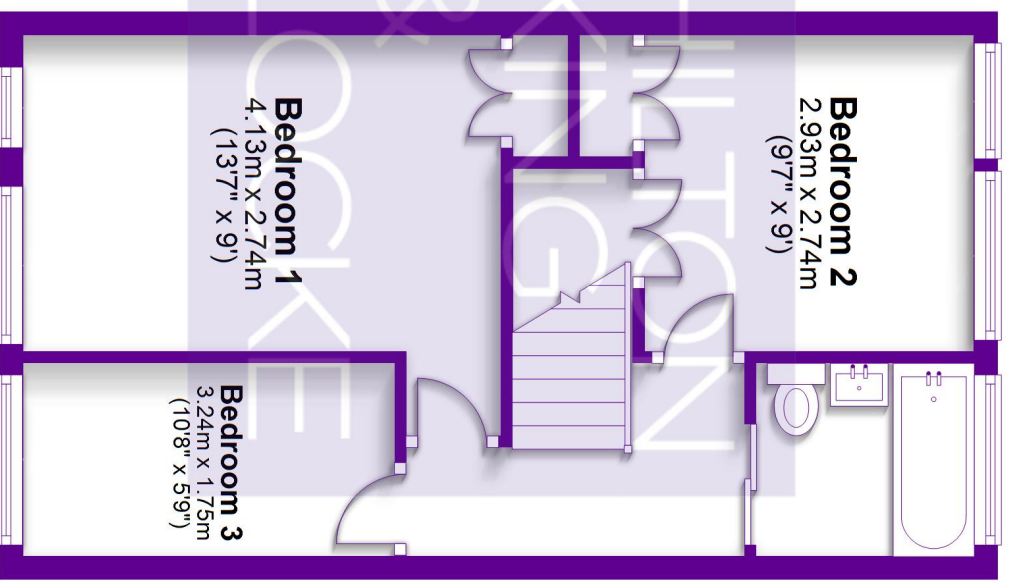
## Ground Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



## First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



**Total area: approx. 77.6 sq. metres (835.6 sq. feet)**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only.

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