



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



5 Martindale, Iver, Buckinghamshire. SL0 0HX.

£335,000 Freehold

Hilton King & Locke are pleased to bring to the market this stunning one-bedroom freehold house situated in sought after Martindale, a popular small modern development located in Iver Heath. This property also comes to the market with NO CHAIN!

This immaculate property includes a large sitting room with bay front window, separate fitted kitchen with integrated fridge/freezer and hob/oven, first floor landing with access to own loft space, 16ft twin aspect bedroom and modern bathroom. This property has french door that lead out onto the private garden, perfect for relaxing and entertaining.

There is also gas central heating, double glazing, allocated parking and own share of front garden, which is laid to lawn.

#### Location

Martindale 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. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the A40, M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of Grammar, state and independent schools





**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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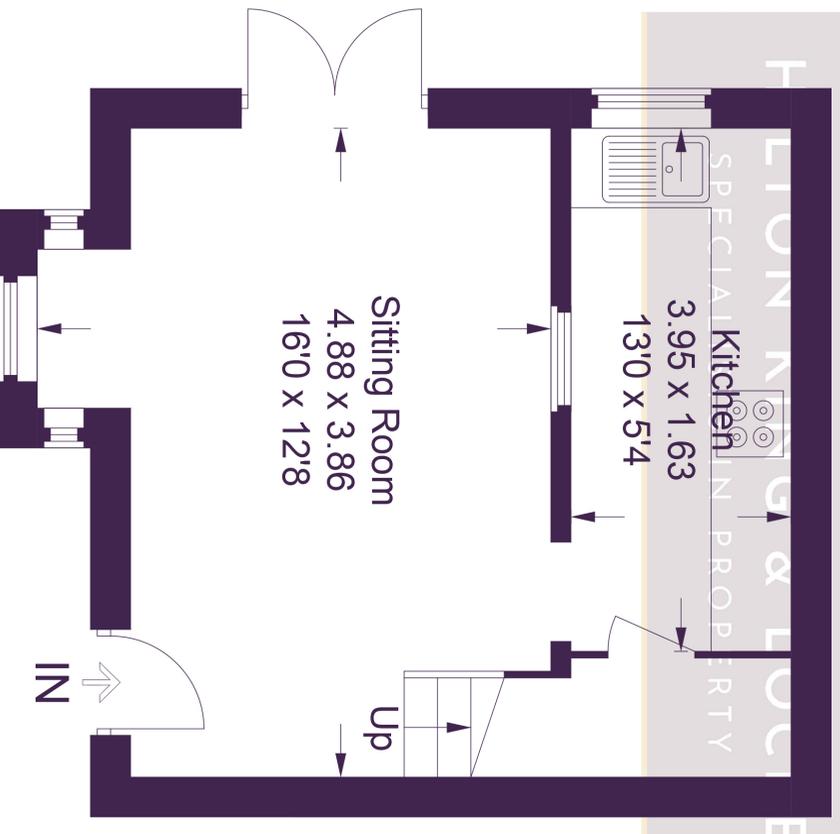
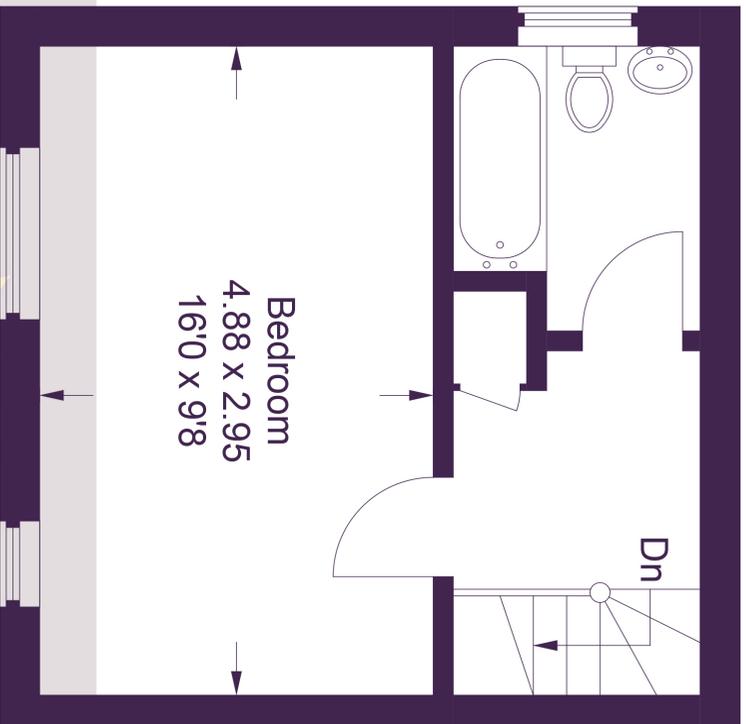
# 5 Martindale

Approximate Gross Internal Area

Ground Floor = 25.4 sq m / 273 sq ft

First Floor = 24.2 sq m / 260 sq ft

Total = 49.6 sq m / 533 sq ft



## 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.