



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



22 Orchards Way Orchards Residential Park, Slough, Buckinghamshire. SL3 6QQ.

£175,000 Leasehold

Hilton King & Locke are pleased to bring to the market this spacious park home which offers two double bedrooms one with an en-suite and has accommodation in the region of 800 square ft. This impressive and double fronted home is situated on the sought after Orchards Residential Park on the Iver/Langley Border.

This remarkable park 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 providing convenience for both residents and guests as well as a gate that can be opened to give you access to the well-maintained garden. The exterior provides a welcoming atmosphere.

The abundance of natural light creates an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring an open plan and an elegantly designed reception room that provides a versatile space for relaxation and entertainment.

Accommodation includes a double aspect 19'2 x 20'0 living room, a modern fitted kitchen with integrated appliances, and a family bathroom with a panel bath. You have access to the garden too as well as having your own low maintenance grounds which include patio



areas. Exclusively for the over 45's, Orchards Residential Park is beautifully kept, picturesque and offers plenty of residents parking areas.

THE AREA

Orchard Residential Park is situated on the outskirts of Iver, which is a semi-rural village 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), M25 (J16) and M4 (J5). It additionally offers easy access to Heathrow and Gatwick Airport.

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. Nearby, Langley Train Station that is connected via Cross rail.



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.

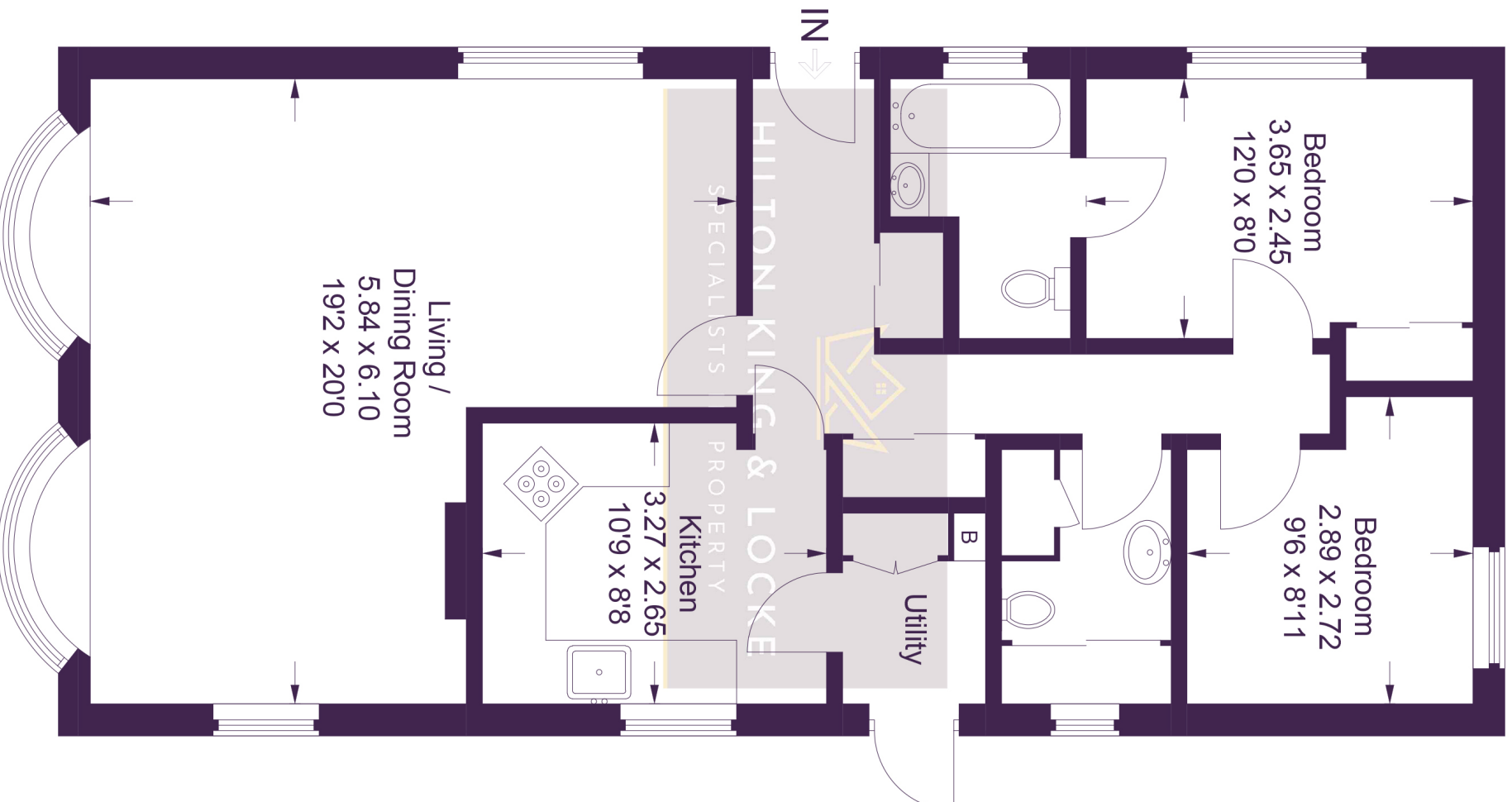


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22 Orchards Way

Approximate Gross Internal Area = 777.2 sq m / 831 sq ft



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.

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