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SPECIALISTS IN PROPERTY



The Parkway, Iver Heath, Buckinghamshire. SL0 0RQ.

£630,000 Freehold

A vacant three bedroom semi detached house located in ever popular The Parkway, Iver Heath.

This property is in need of updating and modernising, and therefore a perfect buy if you are looking for a property that you can make your own and put your own stamp on. Furthermore, there is ample potential to extend to both the side and rear (subject to consent).

Accommodation on the ground floor includes a 14'7 x 10'2 bay fronted reception room, a 13'4 x 10'2 second reception which has sliding doors leading out to the garden, and a kitchen which also gives you access to the garden.

Upstairs are good sized bedrooms which include a 14'9 x 9'11 master bedroom with fitted wardrobes, a 11'3 x 10'3 second bedroom that overlooks the garden, and a double aspect third bedroom. A shower room completes the accommodation.

Outside, there is also own drive providing off street parking, a 17'9 x 8'4 garage, and a lovely south west facing rear garden which has a patio, well kept lawn enclosed by mature shrubs and



hedging.

THE AREA

The Parkway 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.

There is also easy walking access to the 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.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | | |
| (39-54) | E | 52 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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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211 The Parkway

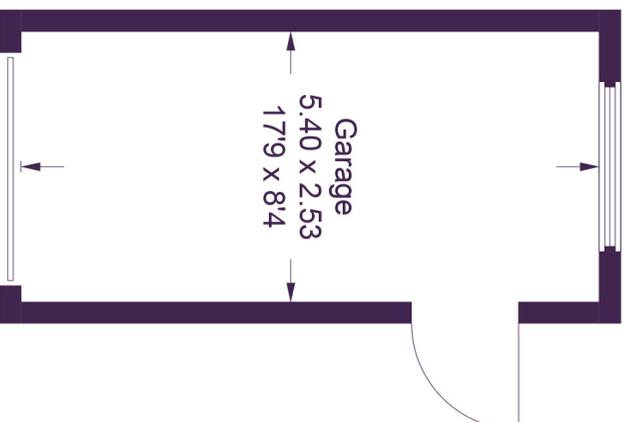
Approximate Gross Internal Area

Ground Floor = 42.9 sq m / 462 sq ft

First Floor = 41.2 sq m / 443 sq ft

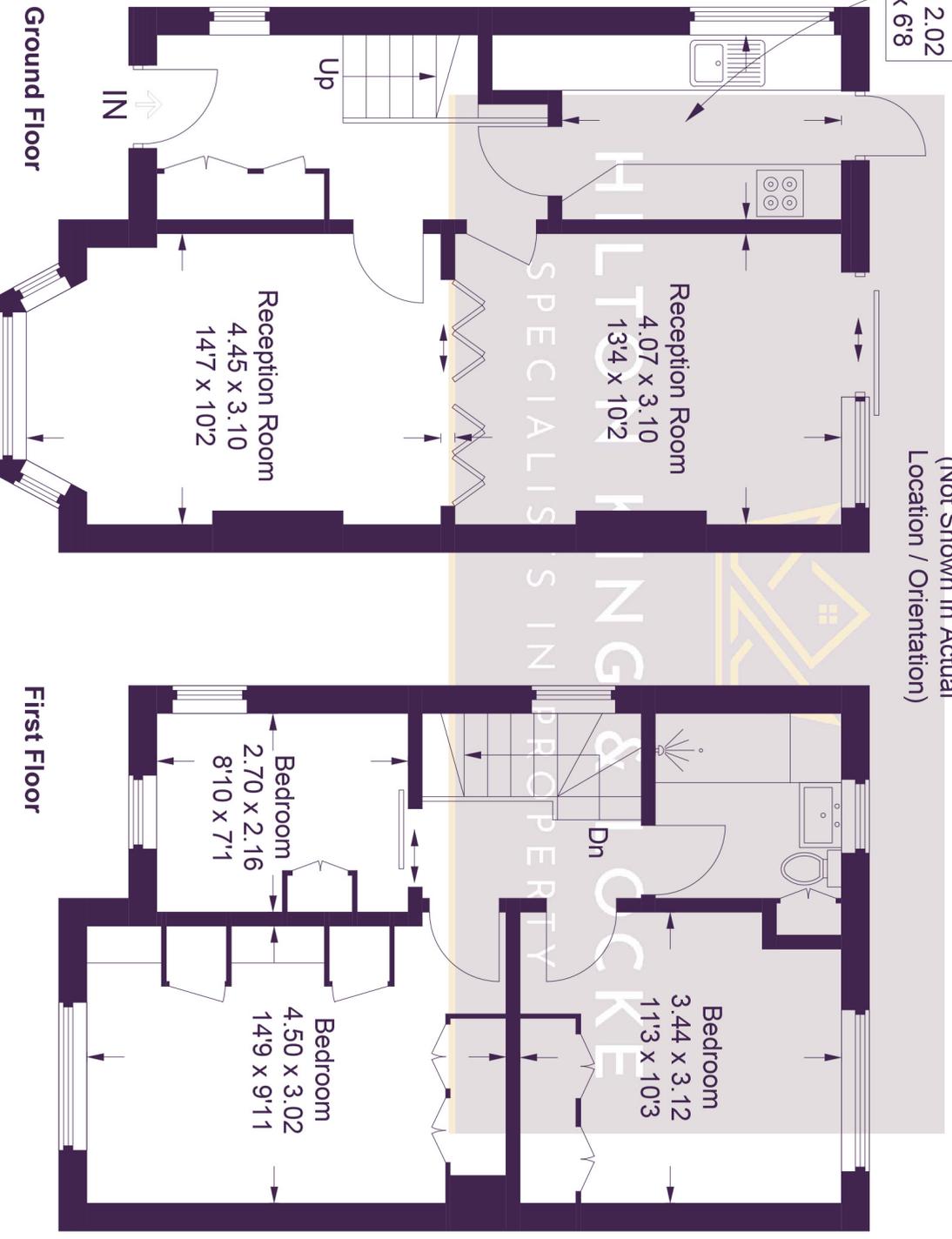
Garage = 13.8 sq m / 148 sq ft

Total = 97.9 sq m / 1,053 sq ft



(Not Shown In Actual
Location / Orientation)

Kitchen
3.01 x 2.02
9'11 x 6'8



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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