



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



35 Wood Lane Close, Iver, Buckinghamshire. SL0 0LH.

£995,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful three-bedroom home that boasts 2,342 sq ft.

This remarkable detached house 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 for multiple cars, providing convenience for both residents and guests as well as side access that can be opened to give you access to the well-maintained garden. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring two elegantly designed reception rooms that provide a versatile space for relaxation and entertainment.

The well-appointed kitchen boasts integrated appliances catering to modern convenience and functionality providing access to outside.

A unique feature of this property is the flexible snug that can easily transform into an additional bedroom as well as a serene office space. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free. A WC completes the ground floor.

Upstairs is the impressive 17'9 x 11'5 double aspect master bedroom which offers an extensive range of fitted wardrobes, an ensuite bathroom that also has an additional shower cubicle.

Bedroom two and bedroom three also has fitted wardrobes and great views over the stunning garden. completing the first floor is the large five-piece family bathroom.

The gardens as mentioned above, are a delight and a real feature of this property. The mature grounds are private with patio, large lawn and a variety of flower and shrub borders. An added benefit of this property is a garage with power.



In conclusion, this detached house offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.

THE AREA

Wood Lane 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.

There is a free weekly bus service to surrounding stations by Pinewood Film Studios while 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 and close by to Iver & Langley Crossrail.

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



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.



23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
iver@hklhome.co.uk

35 Wood Lane Close

Approximate Gross Internal Area

Ground Floor = 126.3 sq m / 1,359 sq ft

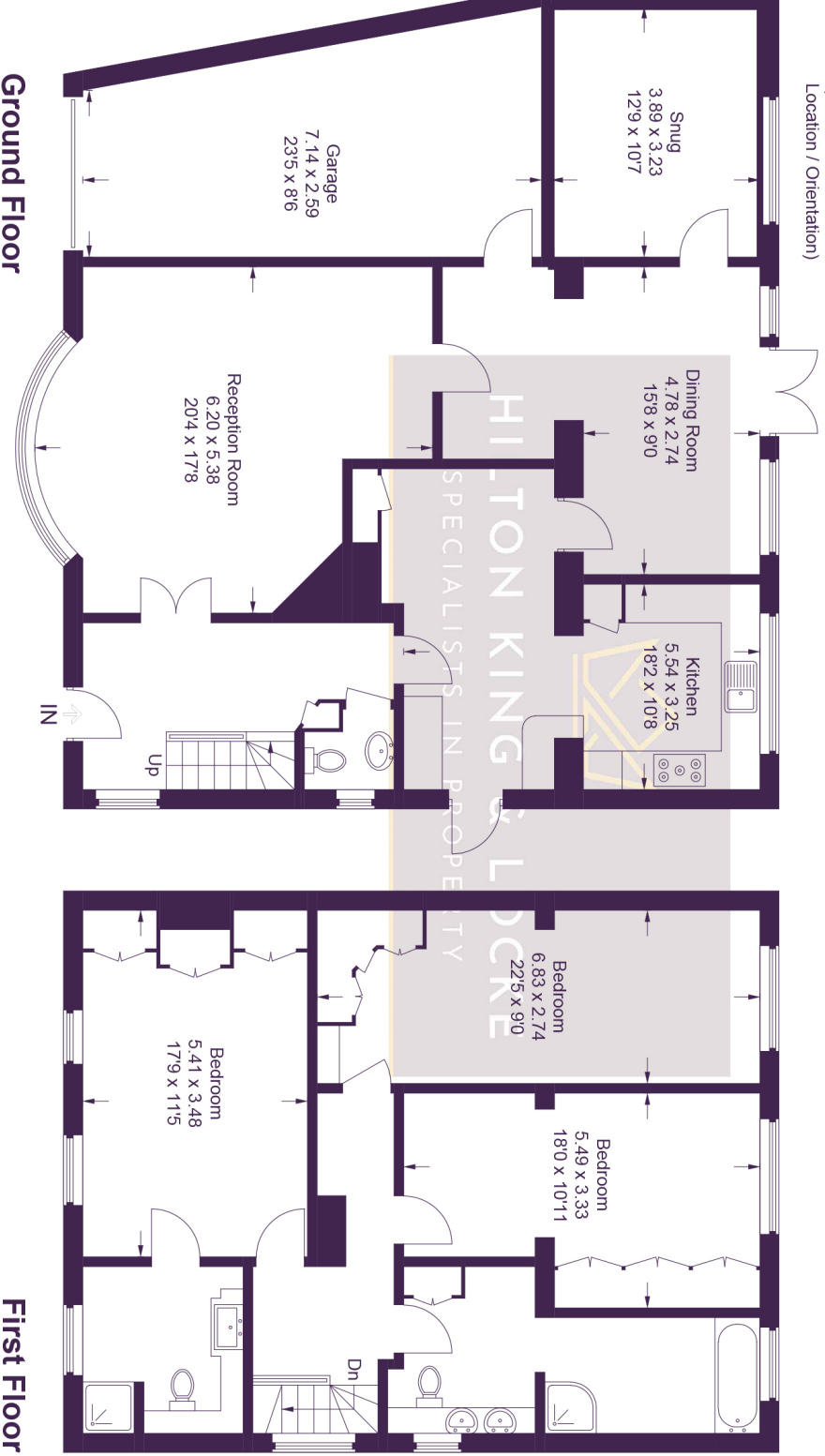
First Floor = 86.0 sq m / 926 sq ft

Shed = 5.3 sq m / 57 sq ft

Total = 217.6 sq m / 2,342 sq ft



(Not Shown In Actual
Location / Orientation)



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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke