



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



2 Little Sutton Lane, Buckinghamshire. SL3 8AN.

OIEO £775,000 Freehold

\*Large Plot\* \*Potential to Extend STPP\* \*Close to Heathrow, M25 and M4\* \*Close to Langley Mainline Station (Crossrail)\*

Hilton King & Locke are pleased to bring to the market this beautiful three-bedroom semi-detached family home situated on a private road. This property benefits from large gardens to the front and rear which offers excellent scope for extension. Located on the borders of Iver and Langley all transport links (M4, M25 & Langley mainline station) are all within a short distance as well as local amenities.

This remarkable semi-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 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 an elegantly designed kitchen that provides a versatile space for relaxation and entertainment. The well-appointed kitchen boasts plenty of eye and base level units providing space for free standing appliances and ample space for a dining table and chairs. This room connects seamlessly to a utility room, catering to modern convenience and functionality providing access to outside. A downstairs shower room adds to the convenience of daily living.

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 separate W/C completes the downstairs.

Leading to the first floor you have three good sized bedrooms with the master bedroom benefiting from fitted wardrobes as well as an ensuite shower room. The modern three-piece family bathroom completes the upstairs.

The outdoor area is a paradise, with stables that add to the property's allure and potential for diverse uses. There is also a double garage with power that could be used as a home office.

In conclusion, this family home 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.

## LOCATION

This property is located perfectly for easy access to the high street with an array of shops and amenities also Langley station Elizabeth line. There is also the benefit of Heathrow Airport being a short drive away. There are also many other schools nearby such as Langley Hall, Marish Primary, Upton Court Grammar and St Bernard Grammar.




### 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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# 2, Little Sutton Lane

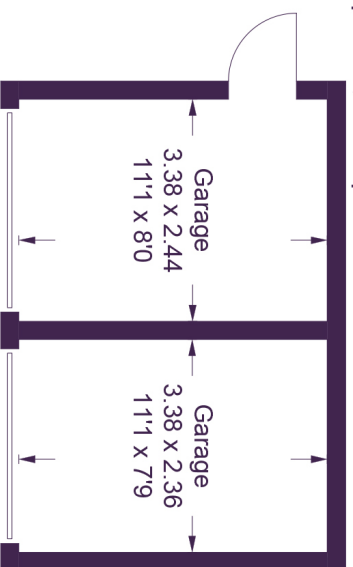
Approximate Gross Internal Area

Ground Floor = 56.0 sq m / 603 sq ft

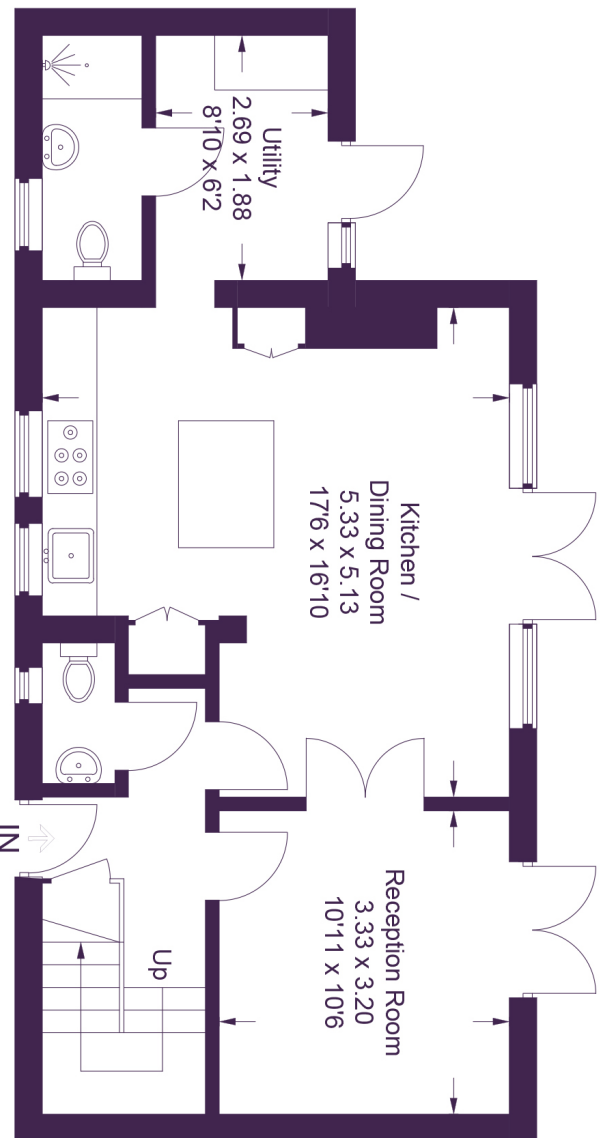
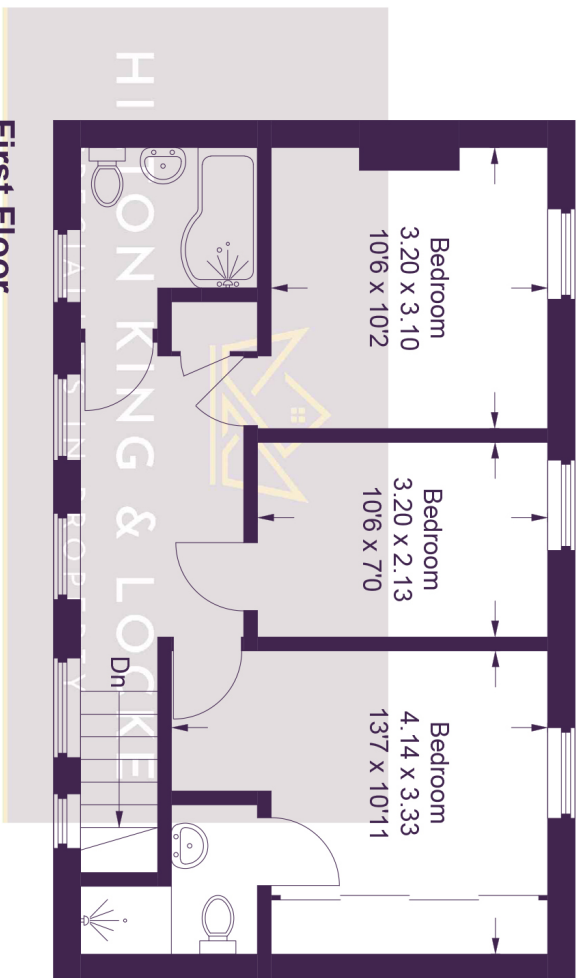
First Floor = 45.8 sq m / 493 sq ft

Garages = 16.3 sq m / 175 sq ft

Total = 118.1 sq m / 1,271 sq ft



(Not Shown In Actual  
Location / Orientation)



## 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.