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41 Grange Way, IVER, Buckinghamshire. SL0 9NT.

£475,000 Freehold

This well-proportioned family home is ideally situated in a peaceful cul-de-sac, right in the heart of the sought-after Iver Village. Offering the perfect blend of tranquillity and convenience, this property is within easy walking distance of local amenities, including shops, schools, a doctor's surgery, and the bustling Iver High Street.

This home offers generous living space, perfect for families seeking both comfort and practicality. With spacious living areas that invite relaxation and a well-maintained garden for outdoor enjoyment, this property provides ample room for family life. The tranquil cul-de-sac location ensures a safe, quiet environment, while being just a stone's throw from everything Iver Village has to offer.

The light and airy living room boasts large front-facing windows, offering plenty of natural light and space for both a dining table and chairs, as well as a three-piece sofa. The modern decor throughout adds a stylish touch, creating a welcoming atmosphere. The modern kitchen is a good size, offering ample space for integrated appliances as well as free standing and offers lovely views onto the well-maintained garden. The garden is mainly laid to lawn and provides direct access to the garage, which has power and back access—an ideal spot for enjoying outdoor family time.

Upstairs, you'll find three generously sized bedrooms, each benefiting from plenty of floor space for freestanding furniture. The three-piece family bathroom is modern and spacious, completing this lovely family home.

AREA

Iver 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) 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, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.

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.

Grange Way is situated equal distance between two Cross rail stations. The property is approximately 10 minutes to both Iver and Langley train stations. This will greatly reduce journey times into London with Iver to Paddington in approximately 22 minutes and Iver to Liverpool Street in 33 minutes.



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.



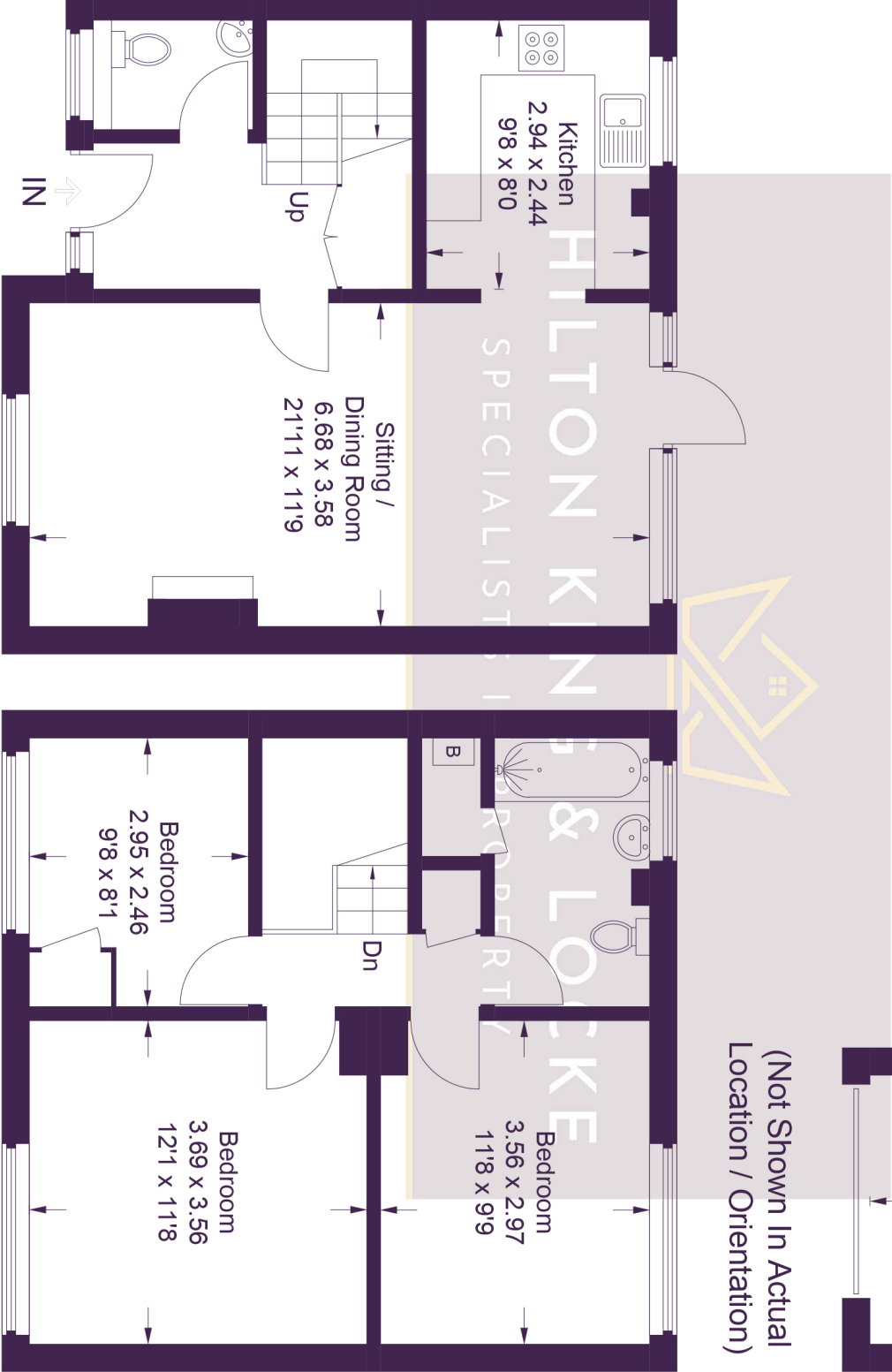
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41 Grange Way



Approximate Gross Internal Area
Ground Floor = 43.3 sq m / 466 sq ft
First Floor = 45.2 sq m / 486 sq ft
Garage = 15.3 sq m / 165 sq ft
Total = 103.8 sq m / 1,117 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.