



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



35 Syke Cluan, Iver, Buckinghamshire. SL0 9EP.

£1,175,000 Freehold

A magnificent 1,884 square foot four-bedroom, two-bathroom, two reception detached family home. This stunning property also features a large rear garden. This property is also walking distance to local shops and Iver Station where you can join the Elizabeth Line (Crossrail). This property has the potential to extend (subject to usual planning consents)

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 gates that can be opened on both sides 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.

A unique feature of this property is the flexible front reception room that can easily be 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.

Internally, the standout feature of the ground floor is the 18'11 x 12'2 family room that has sliding doors opening out onto the garden, being triple aspect this room has an abundance of natural light. This fantastic space also includes a beautiful fireplace.

The well-appointed kitchen boasts integrated appliances and connects seamlessly to the integral garage with power, catering to modern convenience and functionality providing access to outside. A downstairs WC adds to the convenience of daily living.

Ascending to the upper level, four spacious bedrooms await, with the master bedroom boasting an en-suite bathroom featuring both a



shower and a bath. Fitted wardrobes in the master bedroom provides ample storage space. The main family bathroom benefits from a bath, large separate shower and a countertop washbasin.

The impressive garden is a great space for the family to enjoy during the summer months and has a patio area and is mainly lawn. This garden is very mature with shrub/tree borders.

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

The property is located within walking distance of various local amenities and to Iver Train Station, operated by the Great Western Railway to London, Paddington and Oxford, and of course now connected to Crossrail, which will further reduce journey times. Central London is also easily accessible by road via the M40, A40, M4 and M25 and Heathrow Airport is situated only 5 miles away. Iver has an excellent choice of state and independent schools. The area is well served for sporting facilities and the countryside, including Black Park and Langley Park. The larger centres of Gerrards Cross and Uxbridge are also close by where there are a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema.




#### 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, Syke Cuan Iver

Approximate Gross Internal Area

Ground Floor = 90.6 sq m / 975 sq ft

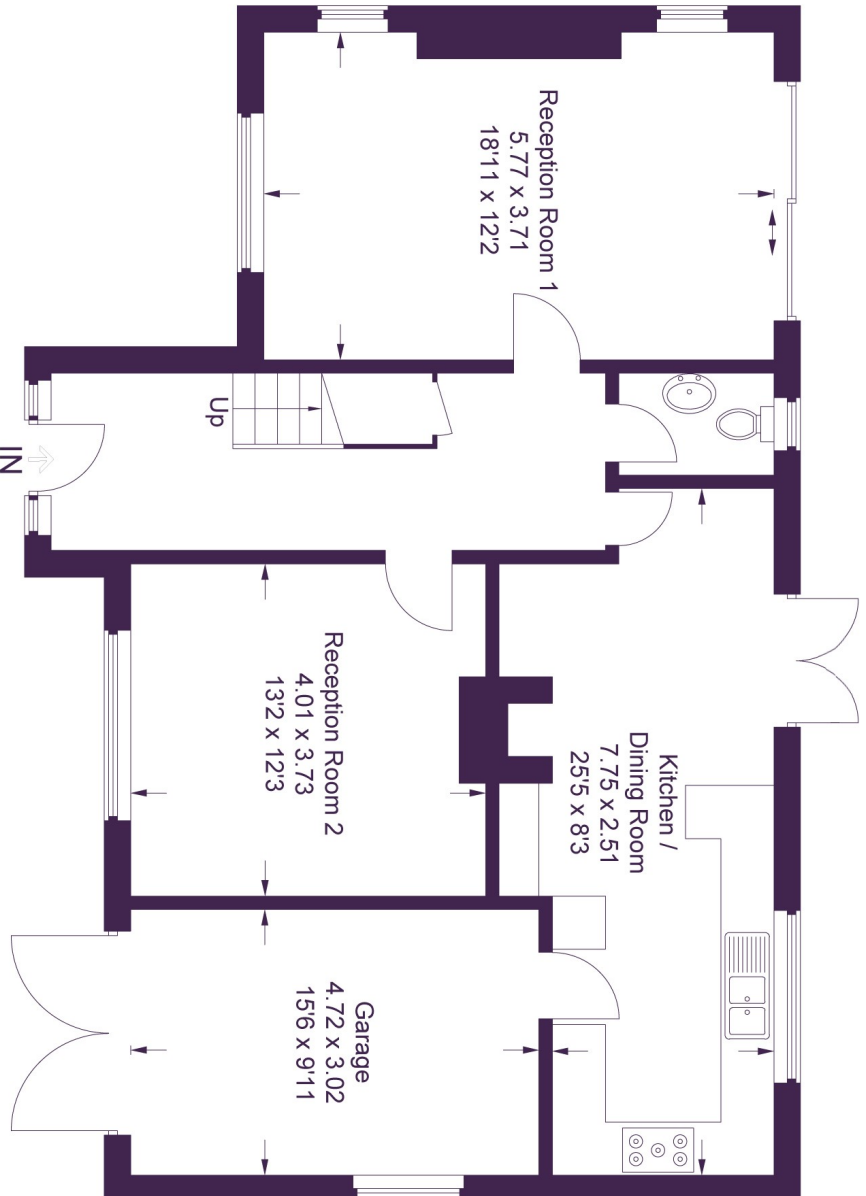
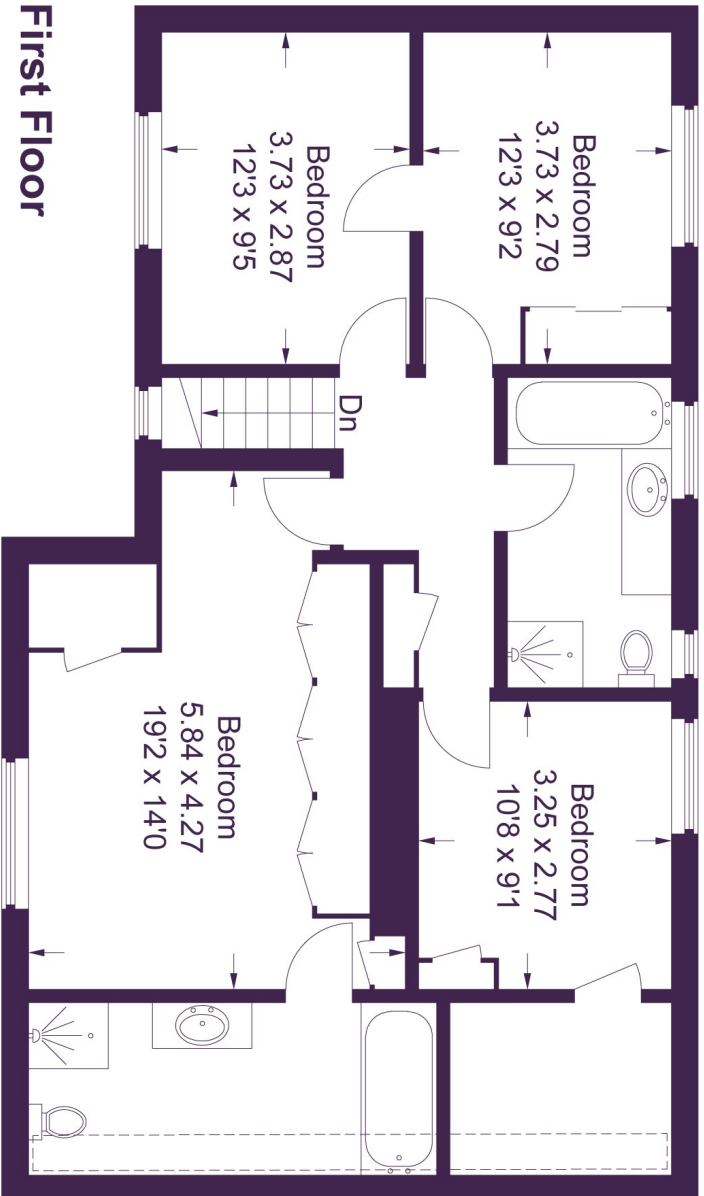
(Including Garage)

First Floor = 84.5 sq m / 909 sq ft

Total = 175.1 sq m / 1,884 sq ft



= Reduced headroom below 1.5m / 5'0"



## 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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke