



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



15 Iver Lane, Iver, Buckinghamshire. SL0 9LH.

£650,000 Freehold

Hilton king and Locke are pleased to bring to the market one of the few purpose built three bedroom semi detached houses along sought after Iver Lane which is popular for its impressive sized properties and large gardens.

A perfect house for a growing family as there is already excellent accommodation but also scope to extend either to the side or rear (STPP).

Internally the ground floor includes a great size entrance hall, front aspect living room, fully fitted kitchen and great sized dining room 17'11x11'10 looking onto a great size family garden with stunning views.

On the first floor are three excellent sized and well-proportioned rooms. The master bedroom is 15'3x12 and offers a front aspect and has a wall of fitted wardrobes, second bedroom 12'2x12 with stunning views, third bedroom 9'7x8'6 Also on this floor is a three-piece family bathroom.

There is also a 12'5x10 loft room with carpet, eaves storage and a three-piece bathroom. Due to the large first floor landing this room lends itself to be able to be fully converted with a staircase (STPP).

Externally there is a good frontage and has a driveway at the side offering off street parking for some five/six cars in front of the garage. The rear garden is a delight and is mainly laid to lawn with patio and stunning views. It extends to around 100ft.

#### THE AREA

Conveniently situated within a walk to Iver High Street's amenities, 15-20 minutes' walk to Iver train station (where Crossrail will shortly join in 2019 along with Langley), and within a short distance of Iver Infant and Junior Schools, this home has exceptional access to everything needed. Uxbridge, Slough and



Gerrards Cross are all within a few minutes' drive away, providing a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) and M4 (J5) 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 local sporting facilities and golf at Richings Park, with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield. Horse racing can be found at Windsor, Sandown and Kempton Race Courses.

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.

Iver (Great Western Line: London Paddington 31 mins) - Gerrards Cross 4 miles (Chiltern Line: London Marylebone 25 mins) - Uxbridge 3 miles (Metropolitan Line: London Baker Street 38 mins) - M25 (J16)/M40 (J1A) 4 miles - London Heathrow 8.5 miles - Central London 20 miles

(Distances and times are approximate)




#### 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.

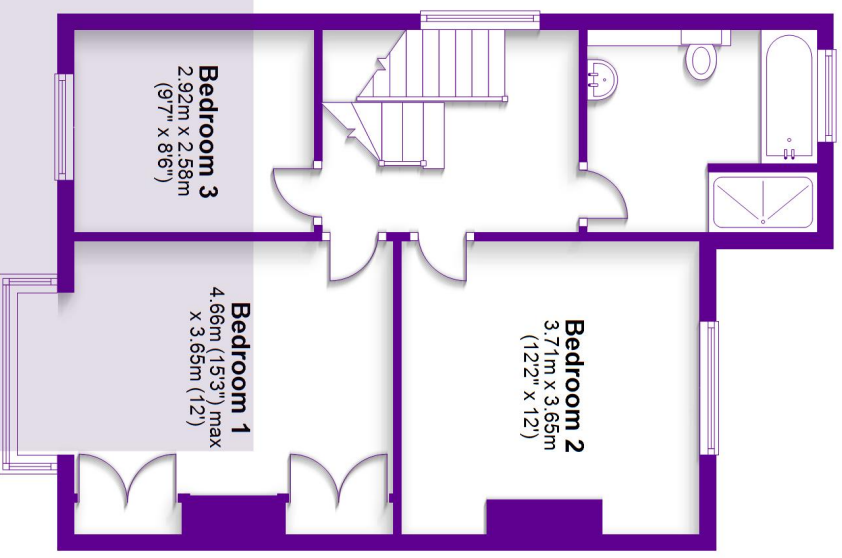


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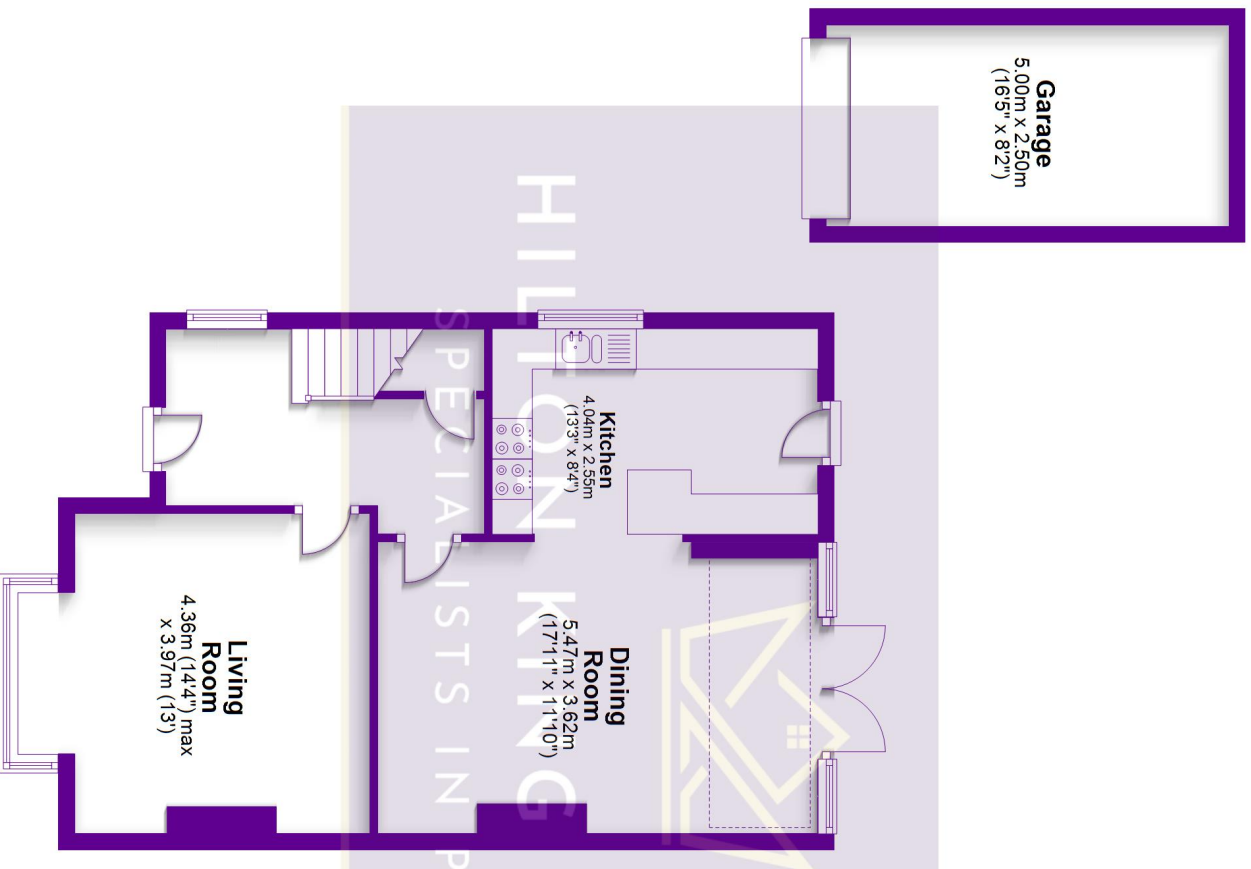
### First Floor

Approx. 53.5 sq. metres (575.5 sq. feet)



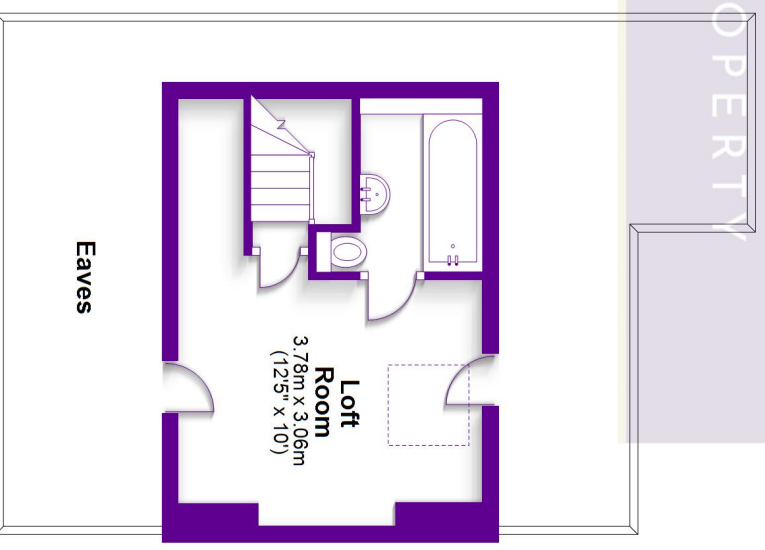
### Ground Floor

Approx. 68.5 sq. metres (737.0 sq. feet)



### Second Floor

Approx. 20.1 sq. metres (216.3 sq. feet)



Total area: approx. 142.0 sq. metres (1528.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only and should not be relied upon. Total area includes outbuildings and garages.

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