



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



67 Syke Ings, Iver, Buckinghamshire. SL0 9ES.

£800,000 Freehold

FOUR/FIVE BEDROOM SEMI* *OWN DRIVE* *EXCELLENT SIZED GARDEN* *WALKING DISTANCE TO CROSSRAIL STATION* *GARAGE

Hilton King & Locke are pleased to bring to the market this truly exceptional four/five-bedroom semi-detached thatched cottage that has been extended and refurbished throughout to a high standard. Accommodation amounts to more than 1449 sqft and features include a modern kitchen/dining/family lounge with patio doors overlooking the lawned garden with patio area. Separate living room to the front that could be used as a bedroom/study.

Upon entering the property there is an extended hallway with a door leading to the first reception room that is situated at the front of the property which has a front aspect window. The combination of the porch and hallway means that this family home is kept warm in the winter and cool in the summer. Also accessed from the hallway is the main family room with a fireplace that leads you into the private rear garden.

The kitchen, which benefits from eye and base level units and an integrated cooker has a connecting dining room that is perfect for entertaining. This fabulous room has an abundance of light giving it an airy feel. Moving to the first floor there are four excellent size bedrooms which need to be seen to be fully appreciated. The family bathroom is fitted with a high quality, modern 4-piece suite as well as having a separate shower room with WC and sink. Perfect for a large family.

To the front of the property, you have a well maintained and mature large front garden that gives you plenty of parking with side access to the private lawned garden with patio area, perfect for alfresco dining in the summer with an outside tap and power. The garage (17'8x12'2) is a bonus to this family home as it has power and light. Great for a family car or for some additional storage.



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, connected via 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.



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67 Syke Ings

Approximate Gross Internal Area

Ground Floor = 59.0 sq m / 635 sq ft

First Floor = 55.7 sq m / 599 sq ft

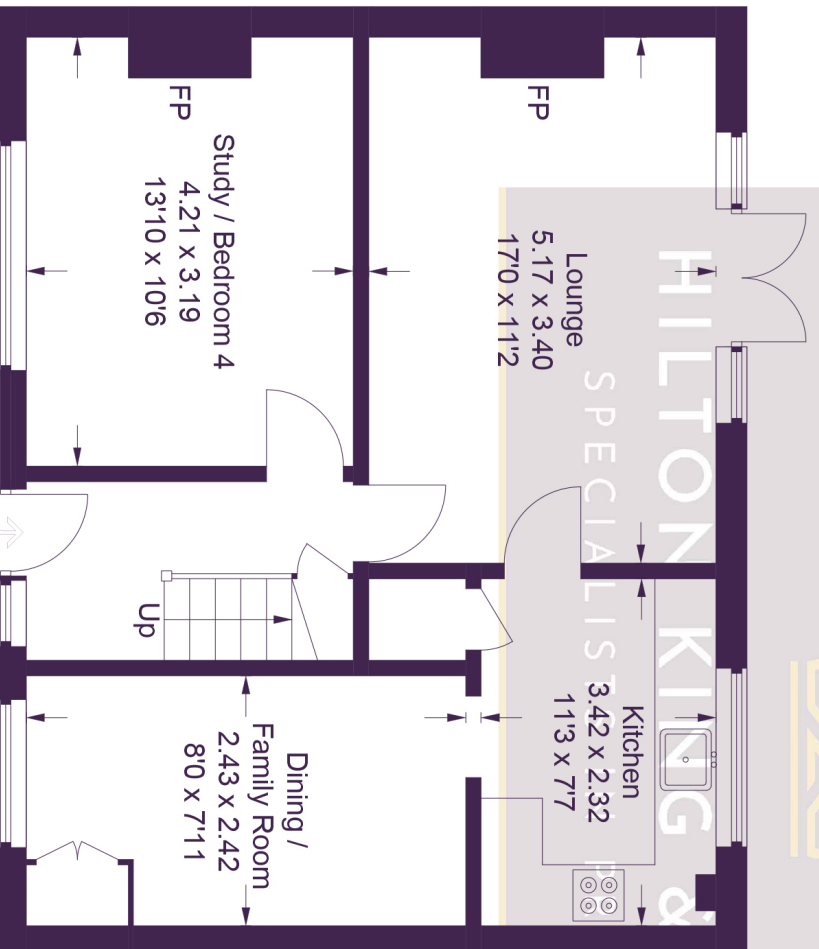
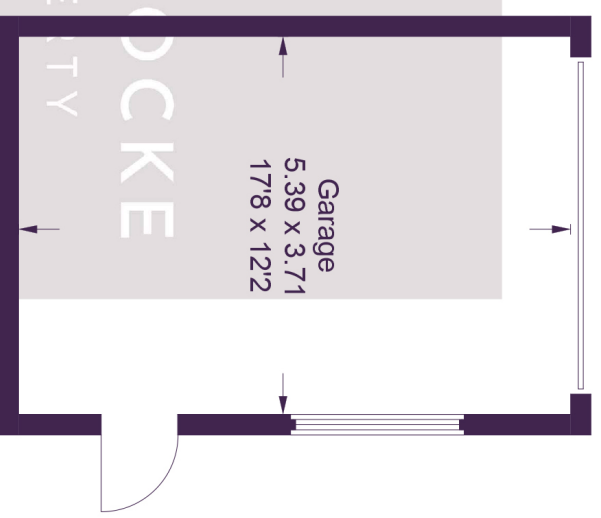
(Including Eaves)

Garage = 20.0 sq m / 215 sq ft

Total = 134.7 sq m / 1449 sq ft



First Floor



Ground Floor

(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,