



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



25 Warren Field, Iver Heath, Buckinghamshire. SL0 0RU.

£525,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful three-bedroom terrace home that boasts 998 sq ft. A viewing is highly recommended to appreciate the size and condition. This property also comes to the market with a private driveway for 2 cars and a garage in a block.

This remarkable house offers a harmonious blend of spacious interiors and outdoor spaces. With a myriad of impressive features, such as an open plan modern kitchen/ dining room that offers plenty of eye and base leave units with integrated appliances and a breakfast bar. This room provides plenty of space for table and chairs with bi folding doors that gives you access to the well-maintained garden with the added benefit of astro turf for low maintenance living and a summer house with power.

This property boasts three spacious bedrooms and a lovely double aspect reception room and separate open plan dining room, perfect for a more formal setting. Situated a cul-de-sac, this perfect family home comes to the market in the most perfect location that allows for a short stroll to local shops, schools, and excellent transport links.

The ground floor of this property provides an entrance hallway that leads you to the main reception room. The front aspect reception room is good in size and offers comfort and space. This room is very light and airy and provides space for a three-piece suite. Another added benefit is the abundance of storage this property provides.

Moving to the first floor there are three spacious bedrooms and a four-piece family bathroom. Bedroom three has a front aspect window that allows the natural light to flood through. This room has plenty of space free-standing furniture leaving ample floor space. Bedroom two is double in size. This room has a built-in wardrobe providing convenience.



The master bedroom is situated at the rear of the property with views over the garden. This room has fitted sliding door wardrobe space. There is ample space for a double bed and free-standing furniture.

Situated at the front of the property is a private well-maintained paved driveway. The rear garden is low maintenance and has the added benefit of astro turf. This garden is perfect for entertaining and has a patio area that provides space for your garden furniture as well as summer house with power.

Warren Field is one of Iver Heath's popular locations. Perfectly situated close to beautiful woodland walks at Black Park and Langley Park as well as Iver Heaths recreational Ground which are ideal for families and dog walkers. 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). The Elizabeth Line is nearby with access to central London in 30 minutes.

Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities, and local shopping amenities. The property is perfectly situated close to Aysgarth medical centre, Jeeves pharmacy,




**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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# 25 Warren Field

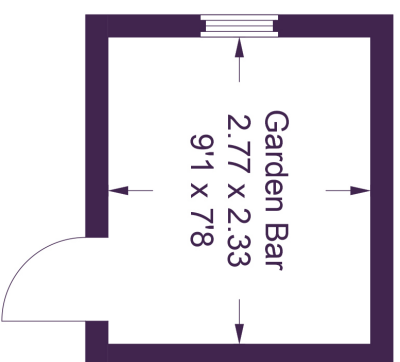
Approximate Gross Internal Area

Ground Floor = 43.4 sq m / 467 sq ft

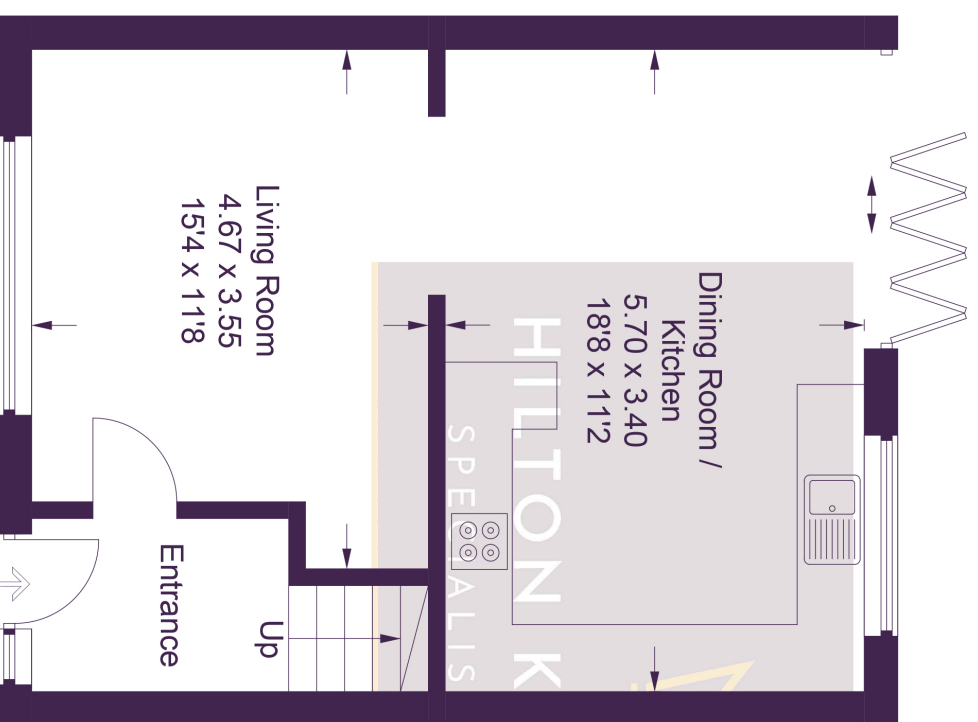
First Floor = 42.8 sq m / 461 sq ft

Garden Bar = 6.5 sq m / 70 sq ft

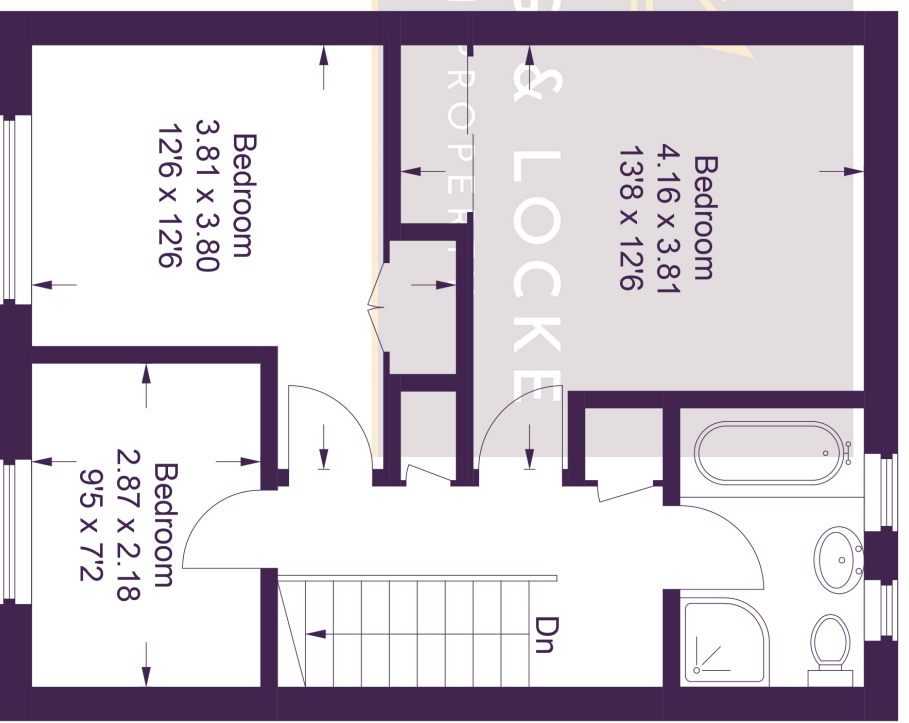
Total = 92.7 sq m / 998 sq ft



(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First 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.