



HILTON KING & LOCKE
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Radley Church Road, Iver Heath, Buckinghamshire. SL0 0RW.

£695,000 Freehold

Hilton King and Locke are pleased to bring to the market this well-presented and thoughtfully arranged home, offering a superb blend of space, practicality, and modern comfort, ideal for family living.

A large and welcoming entry porch sets the tone on arrival, leading into a bright and spacious hallway. The ground floor boasts a generous open-plan living/dining room, perfectly designed for both relaxing and entertaining, with direct access to the garden, allowing for seamless indoor-outdoor living. The adjoining kitchen is well-proportioned and functional, complementing the flow of the home with internal access to the garage—providing both convenience and additional storage options. In addition to this, a utility/second bathroom is located from the gym, which can also be utilised as a 4th bedroom- ideal for guests or flexible use.

Upstairs, the property offers three comfortable bedrooms, all finished in a neutral theme throughout, creating a calm and versatile living environment. The home is serviced by a pristine fitted bathroom, designed with modern fixtures and a sleek finish. Shutter blinds fitted to all windows, enhancing both privacy and style throughout the home.

The property also benefits from previously granted planning permission (Ref: PL/21/2185/FA), offering exciting scope for further enlargement. The approved plans include the demolition of the existing garage and utility room, replaced by a part two-storey/part single-storey side extension, alongside a single-storey rear extension. In addition, the plans allows for a rear dormer window and two front rooflights, significantly increasing both living space and natural light. This presents a fantastic opportunity for buyers to enhance and tailor the home to their specific needs, subject to the necessary consents and implementation.

Externally, a substantial wraparound garden provides excellent



outdoor space for families and entertaining. To the front, a large, gated driveway with space for up to six cars ensures ample parking and security for residents and visitors alike.

This is a fantastic opportunity to acquire a well-maintained and adaptable property in a desirable village location, offering both comfort and practicality in equal measure.

THE AREA

Iver Heath has beautiful surrounding countryside including Black Park and Langley Park that has an impressive network of footpaths and bridleways in walking distance to this property.

The local area benefits from good local amenities, including nearby shops, medical centres, schools, and recreational spaces.

For commuters, the location provides excellent transport links. Iver and Langley Station (Elizabeth Line) is nearby, offering direct connections to Central London, Heathrow, and Reading. Road access is also convenient, with the M25, M4, and M40 motorways all easily accessible, making travel by car straightforward.



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.



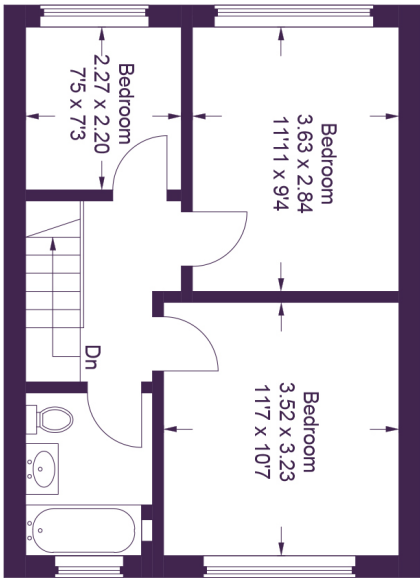
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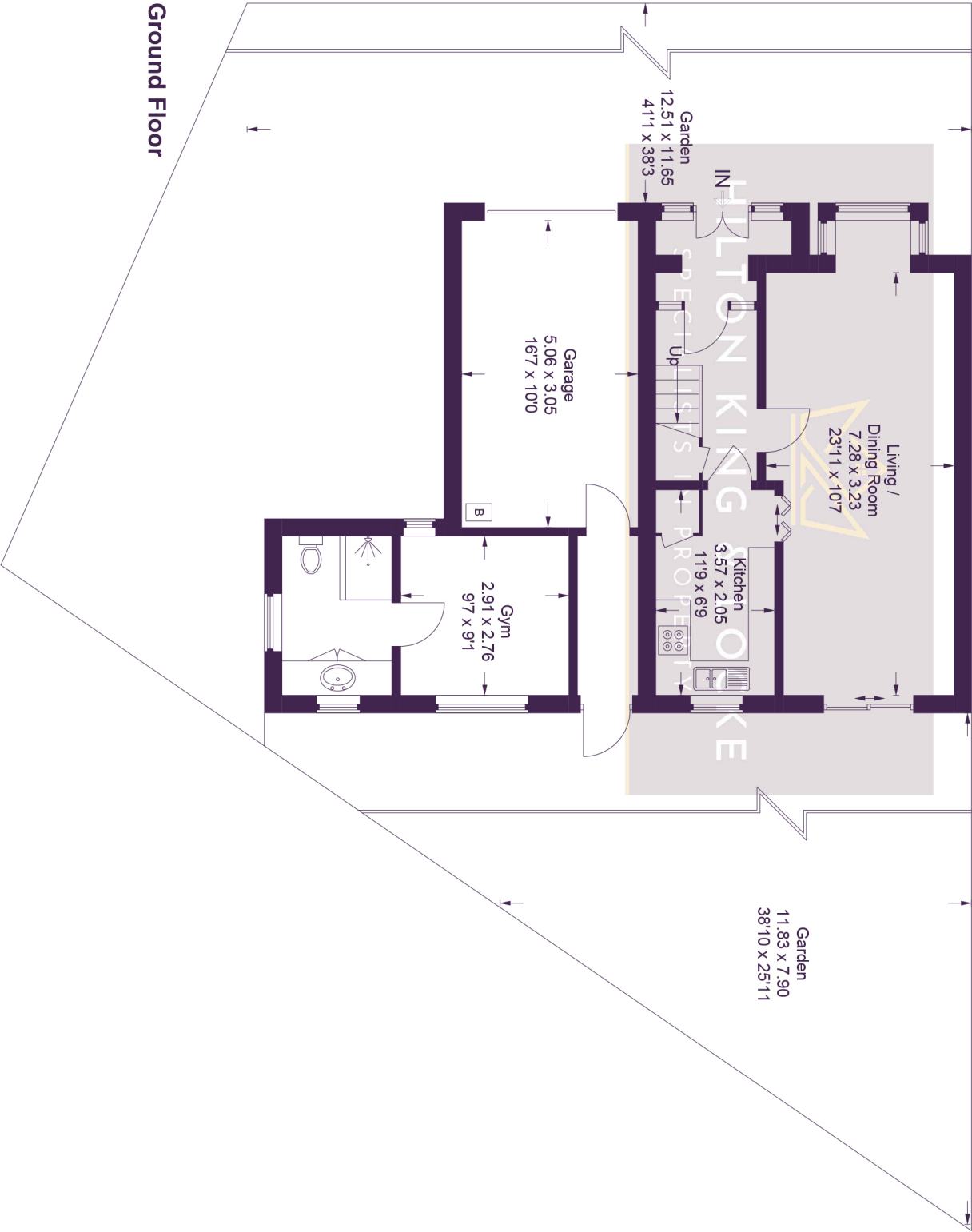
Radley, Church Road



Approximate Gross Internal Area
Ground Floor = 41.3 sq m / 444 sq ft
First Floor = 37.6 sq m / 405 sq ft
Outbuilding = 33.7 sq m / 363 sq ft
Total = 112.6 sq m / 1,212 sq ft



First Floor



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.