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SPECIALISTS IN PROPERTY



Sunnybrook, George Green Road, George Green, Buckinghamshire. SL3 6BG.

£850,000 Freehold

A chance to purchase a rarely available four bedroom detached bungalow, neatly tucked away behind a long drive off George Green Road while sitting on a stunning, secluded plot of around 1/4 acre.

Property of this type and in this location rarely come to the market, so your appointment to view is essential in order to avoid disappointment.

In total there is an impressive 1900 square ft of accommodation on offer, which includes a detached 17'3 x 15'4 garage.

On the ground floor is an entrance porch and an inner hallway that takes you directly to your living room, kitchen, two bedrooms and a bathroom.

The 23'2 x 11'5 living room offers fantastic views over the garden, while the 15'10 x 8'2 kitchen offers a side aspect and leads to a 17'7 x 11'2 conservatory. Both of the ground floor bedrooms are double in size, measuring 14'8 x 9'9 and 11' x 10'8.

Upstairs is a spacious landing which leads to two



more excellent bedrooms. The largest bedroom is 18'2 x 9'4 and has fitted wardrobes, as does the second 15'2 x 10'1 bedroom, which in turn also has feature french doors leading onto an impressive juliet balcony. Completing the accommodation is a large family bathroom with panel bath plus separate shower cubicle.

The delightful grounds are totally secluded and offer a variety of shrubs and trees, while being mainly laid to lawn.

George Green is a quiet village and is situated a short distance from the stunning walks and lakes of Black Park and Langley Park.

It is close to Iver, Uxbridge and Slough town centres, all of which provide excellent access into London via various commuter links and a variety of shops and supermarkets. Langley Grammar School, Herschel Grammar School, Upton Court Grammar School and St Bernard's Catholic Grammar School are all within the catchment area, along with several infants, junior schools located close by.




**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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# Sunnybrook

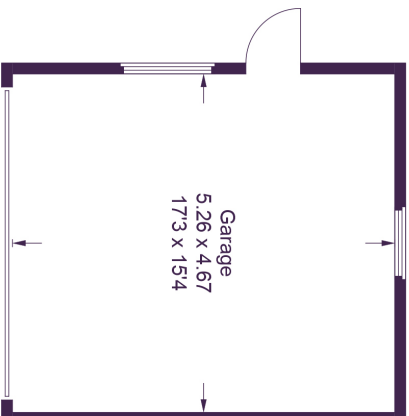
Approximate Gross Internal Area

Ground Floor = 98.7 sq m / 1,062 sq ft

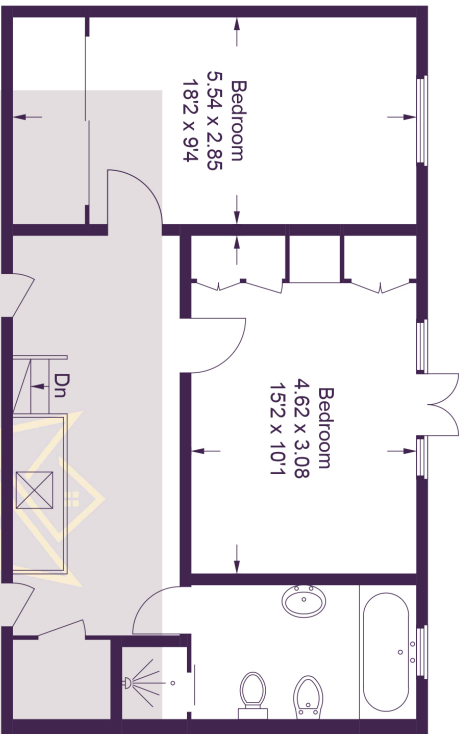
First Floor = 53.5 sq m / 576 sq ft

Garage = 24.4 sq m / 263 sq ft

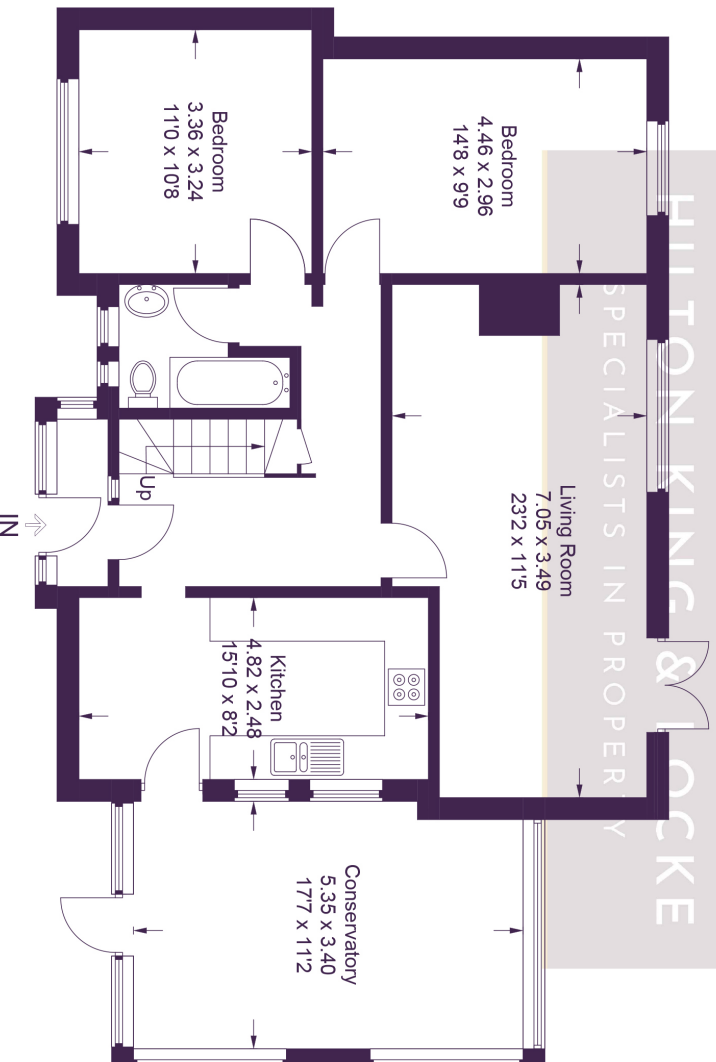
Total = 176.6 sq m / 1,901 sq ft



(Not Shown In Actual  
Location / Orientation)



## 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.

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