



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Baynards, Bangors Road North, Iver, Buckinghamshire. SL0 0BN.

Guide Price £650,000 Freehold

Hilton King & Locke are delighted to present this spacious and versatile 4/5 bedroom detached family home, ideally located on a sought-after road in Iver Heath. This well-presented property offers generous living space throughout and is perfect for families seeking flexibility and comfort. The home is set back from the road with ample driveway parking to the front, while to the rear you'll find a large, private garden – ideal for entertaining, relaxing, or family play. Upon entering, you are welcomed by an open and airy hallway which connects seamlessly to all areas of the ground floor. The accommodation includes four well-proportioned bedrooms downstairs, one of which benefits from an en-suite shower room – perfect for guests or multi-generational living. A spacious family reception room is located at the rear of the property, offering a great space for relaxing or entertaining. The kitchen is well-equipped with a range of eye and base level units, providing ample storage and access to the rear garden. The ground floor is completed by a modern family bathroom. Upstairs, you'll find two additional bedrooms and a convenient shower room positioned between them. There is also generous eaves storage, adding further practicality to the home. This flexible layout offers scope for a home office, playroom, or hobby space, depending on your needs. Viewings are highly recommended to fully appreciate the size, layout, and potential of this fantastic family home.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the



purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



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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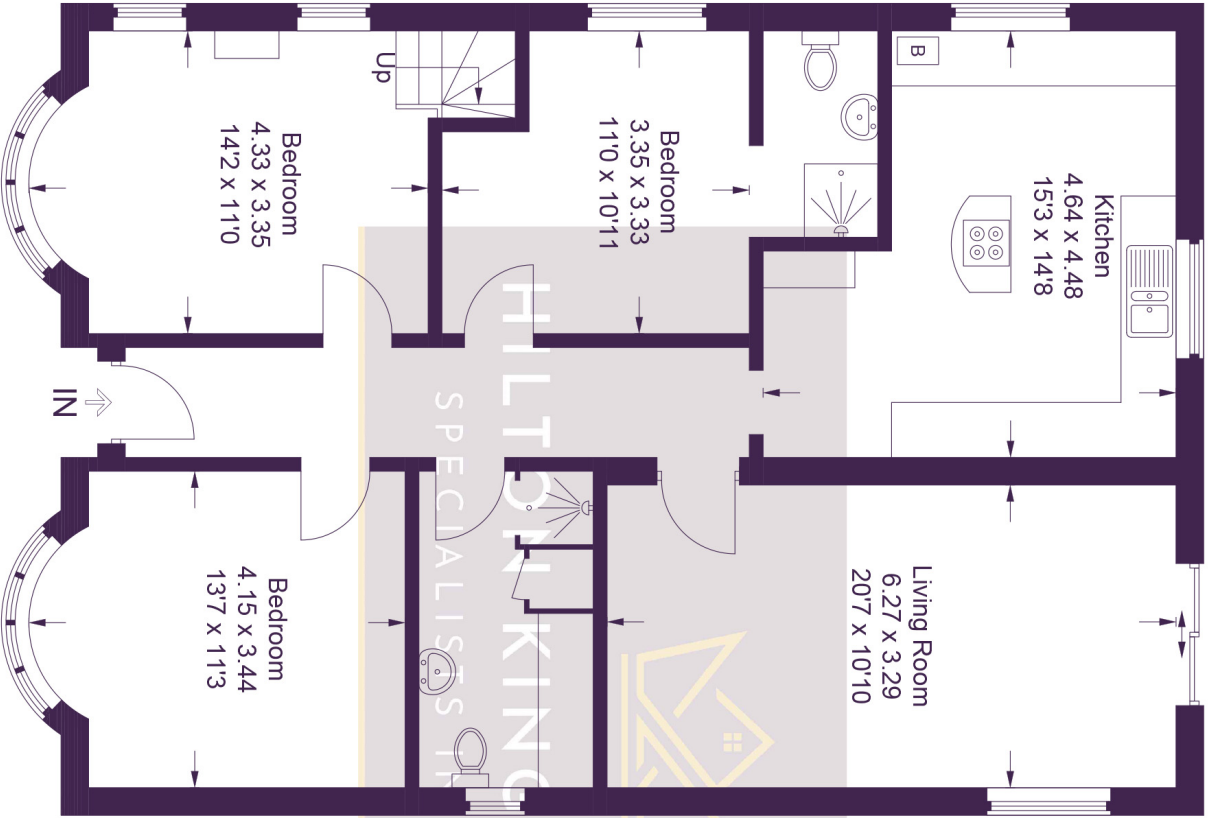
Baynards

Approximate Gross Internal Area

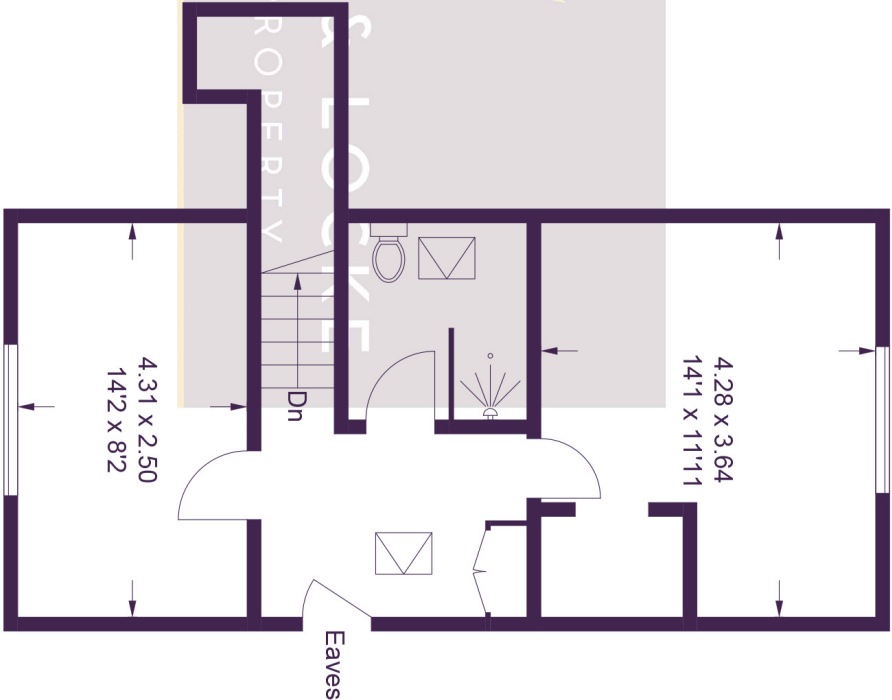
Ground Floor = 99.5 sq m / 1,071 sq ft

First Floor = 42.6 sq m / 458 sq ft

Total = 142.1 sq m / 1,529 sq ft



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.