



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



7 Colborne Close, Iver, Buckinghamshire. SL0 0AF.

OIEO £535,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautifully presented two-bedroom semi-detached house situated within this quaint and peaceful development which includes a picturesque communal green for all residents to enjoy.

Nestled in a quiet cul-de-sac this remarkable semi-detached house offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living. Upon entering the property that is set back from the road you are greeted by two parking spaces, providing convenience for both residents and guests. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere. This property comes to the market with plenty of storage options.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring an elegantly designed reception room that provide a versatile space for relaxation and entertainment. Internally, the cleverly designed interior is presented to a very high standard and has a contemporary feel with lots of natural light shining throughout the whole house. The double aspect living/dining room is open plan to the kitchen featuring double doors which lead to the garden.

The kitchen has a stunning array of white gloss units as well as integrated washing machine, dishwasher and fridge/freezer. Also, on the ground floor is excellent sized W/C.

Upstairs is a 16'2 x 9'1 master bedroom with a range of built-in wardrobes. The second bedroom is also double in size 13'7 x 10'7 and offers plenty of space for free standing furniture. The modern family bathroom is fully tiled and has the added benefit of a bath and shower.



To the rear is a good-sized garden which has a patio, lawn with shrub borders and a separate seating area, perfect for entertaining plus a side access gate. This property also comes with visitor parking bays.

#### THE AREA

Located just off Swallow Street is a popular residential road situated within sought after 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 beautiful woodland walks at Black Park and Langley Park 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) plus access to Heathrow and Gatwick Airports. Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. Also, within two miles are Iver and Langley Station, which will both shortly join the pending Crossrail route.




#### 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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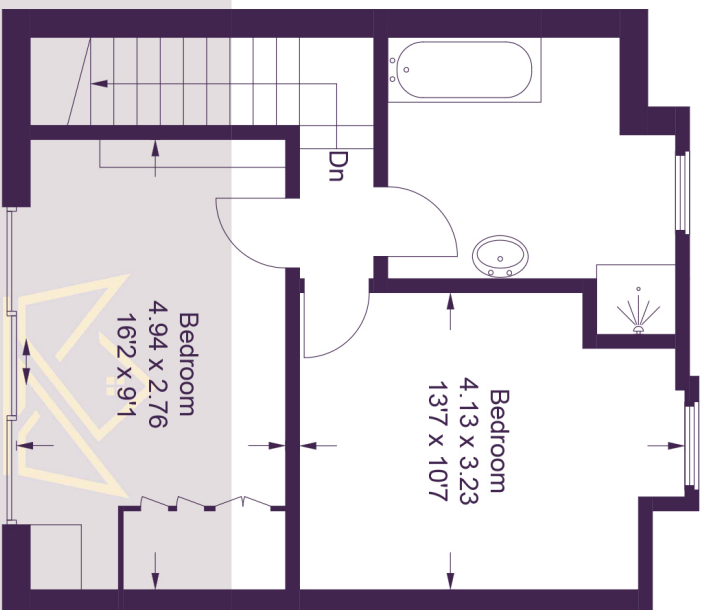
# 7 Colborne Close

Approximate Gross Internal Area

Ground Floor = 44.8 sq m / 482 sq ft

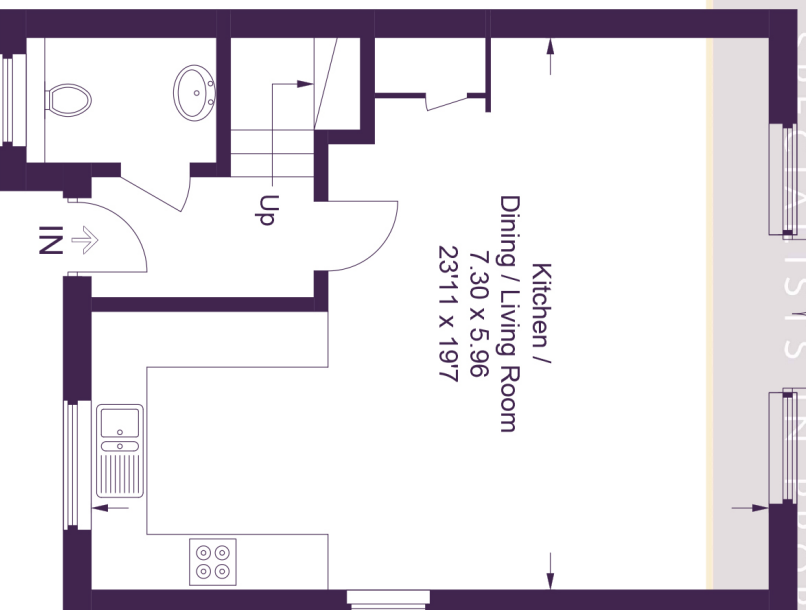
First Floor = 40.9 sq m / 440 sq ft

Total = 85.7 sq m / 922 sq ft



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### 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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