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The Parkway, Iver Heath, Buckinghamshire. SL0 0RL.

OIEO £650,000 Freehold



A three bedroom extended semi situated in ever popular The Parkway. Due to their large plots and extensive potential to extend, properties in this location are in very high demand, so we therefore urge you to contact us as soon as possible in order to register your interest.

In addition, planning was approved here in 2019, for a part single/part two storey front/side and rear extension, which if re approved, would provide a large living/family/kitchen area, a study, a dining room, and a shower room on the ground floor, plus four great sized first floor bedrooms and an ensuite.

As it stands, this family home offers overall accommodation of 1376 square ft.

Existing ground floor accommodation includes a bay fronted 14'2 x 10'6 dining room, a 14'7 x 10'2 living room with french doors that lead to the garden, a double aspect 14'9 x 13'9 kitchen/breakfast room and a cloakroom.

Upstairs are three well proportioned bedrooms and a family bathroom. Bedroom one is an impressive 14'9 x 10'1 and has fitted wardrobes, bedroom two 11'3 x 10'2 and overlooks the garden, while bedroom three has a lovely double aspect to the side and front.

Outside and to the front, there is a block paved drive that offers ample off street parking in front of a car port, and to the rear is a landscaped rear garden which has a crazy paved patio, lawn and flower/shrub borders. There are also two garden sheds and an





11'7 x 9' garden office, which is brick built with wooden cladding, plus has power.

#### THE AREA

The Parkway 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.

There is also easy walking access to the 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.



#### Important Notice

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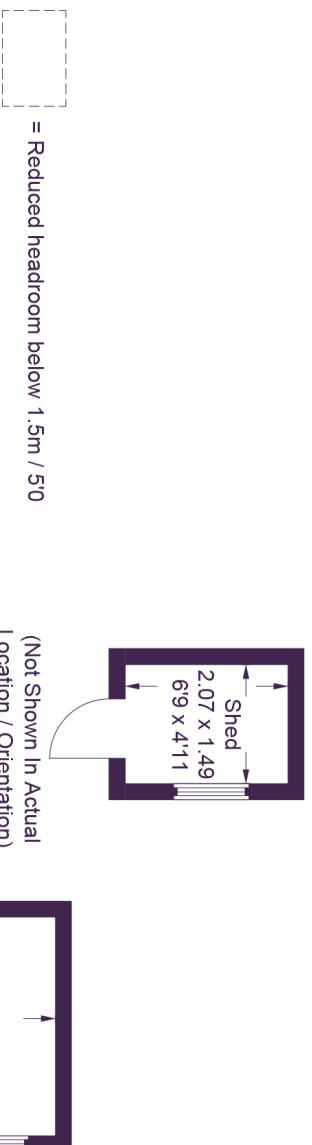
Approximate Gross Internal Area

Ground Floor = 64.8 sq m / 697 sq ft

First Floor = 41.2 sq m / 443 sq ft

Outbuildings = 21.9 sq m / 236 sq ft

Total = 127.9 sq m / 1,376 sq ft



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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