



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



41 Warren Field, Iver, Buckinghamshire. SL0 0RU.

£525,000 Freehold

Hilton King and Locke are delighted to bring to the market this beautiful three-bedroom end of terrace family home situated in Iver.

Nestled in a calming cul-de-sac, this delightful family home 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 itself, you are greeted with a spacious and private driveway which has clearly been well tended, perfect for at least two vehicles and it is ideal when catering for guests. As you step inside of the property, a very welcoming living room area awaits you flooded with an abundance of natural light. The living emphasises a homely and comfortable feeling, perfect for relaxation. The living room transpires into a very convenient dining room area providing access to the rear garden and the dining room leads into the kitchen which not only additionally provides rear access, but it contains space for free standing appliances as well as a wide selection of storage areas to keep the house clutter - free.

As you transcend upstairs, you are met by three superbly sized bedrooms as well as an upstairs cloakroom and a modern family bathroom providing great convenience. The master bedroom (13'10 x 12'4) is a very spacious and airy bedroom complimented with fitted and built in wardrobes, the second bedroom is additionally fantastically sized and the third bedroom, which is currently being utilised as a study, completes the first floor. The private, rear paved garden which the property holds is very easy to maintain. With the garden being so secluded, it really does add to the allure of the property. There is also a garage in a block.

Hilton King and Locke would highly recommend a viewing at this property especially if you are searching for tranquillity, calmness and ultimately a delightful family home.



Warren Field is one of Iver Heath's popular locations. Perfectly situated close to beautiful woodland walks at Black Park and Langley Park as well as Iver Heaths recreational Ground 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). The Elizabeth Line is nearby with access to central London in 30 minutes.

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 Aysgarth medical centre, Jeeves pharmacy,




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.



23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033 
iver@hklhome.co.uk

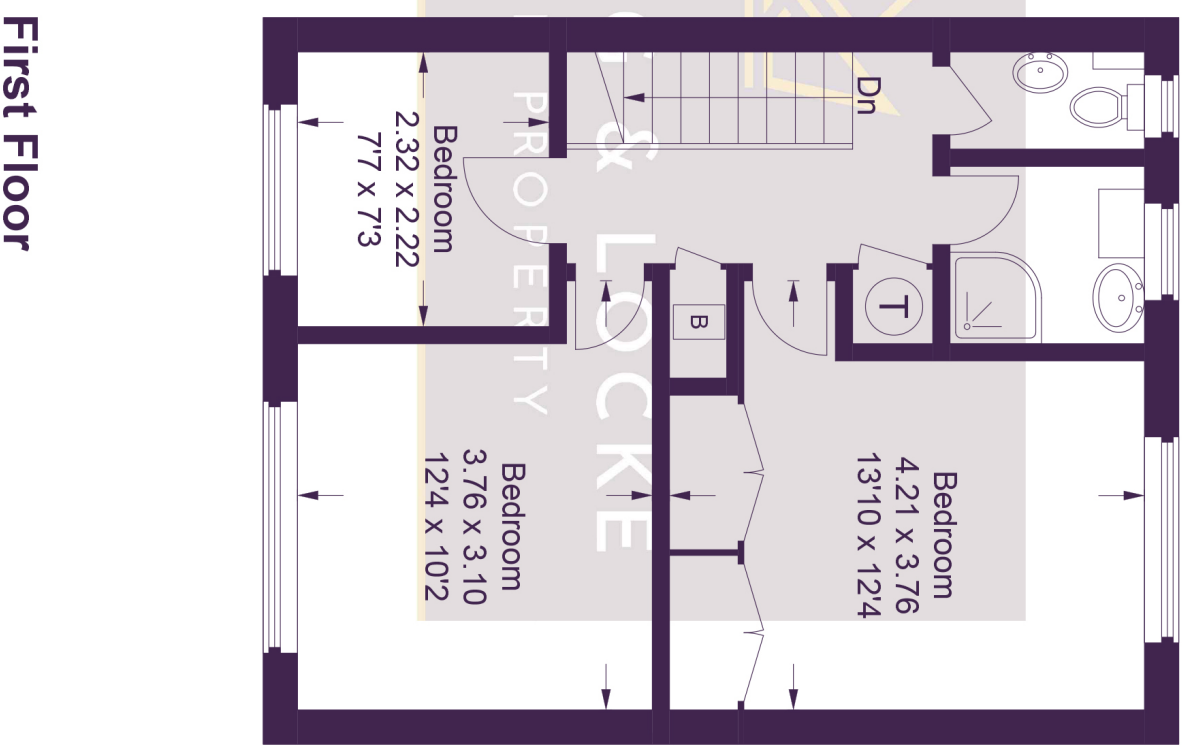
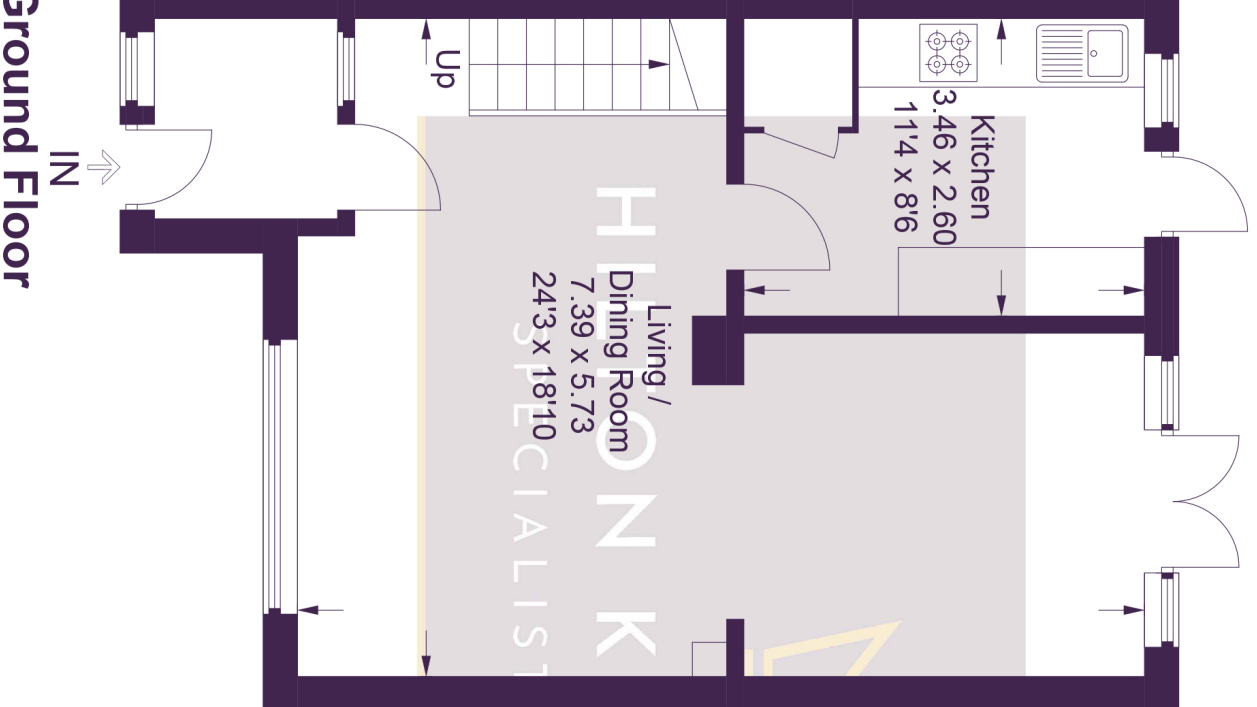
41 Warren Field

Approximate Gross Internal Area

Ground Floor = 45.1 sq m / 485 sq ft

First Floor = 42.5 sq m / 457 sq ft

Total = 87.6 sq m / 942 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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