



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



3 Warren Lodge, Iver Heath. SL0 0RA.

£2,000,000 Freehold



Hilton King & Locke are delighted to offer for sale this unique 4 bedroom semi detached family home with lots to offer. This is a property that must be viewed to be appreciated! This property comes to the market with no chain! This property is also a perfect buy if you are looking for a forever home that you can make your own. While modernisation is required, the property has been looked after.

Existing accommodation sits at an impressive 13030 square ft, and this imposing home is set in a wonderful plot behind gates.

There are four bedrooms, three reception rooms, a study, utility room, downstairs toilet, kitchen with eye and base level units. This property is situated in one of Iver's premier locations. The property also has further scope to extend. (All subject to the usual consents). Leading to the upstairs you have four double bedrooms with the master bedroom having the benefit of a dressing room and ensuite.

The House sits on just over an acre. The views must be seen to be believed as this property offers you your own private paradise. On the grounds there is also a detached quadruple garage with power and a pit for working under cars with an upstairs area that could be used as a workshop or even converted into a home office. There is also an indoor swimming pool with changing rooms a sauna and sitting area. There is a 2-bedroom bungalow on the grounds that's consists of a kitchen, living area, shower room, toilet and conservatory and connecting studio with storage. Modernisation is required. There is also two large out buildings with power and an orangery.

Parking is no issue, as there is plenty of parking for several cars. This property is set in a gated development with other connecting houses.

Overall, this property is homely, has an abundance of potential, along with the most wonderful views and is perfect for families.





NO CHAIN!

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 nearby Iver and Langley Stations will both shortly join the pending Crossrail route. A stunning property with a traditional homely feel



**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).

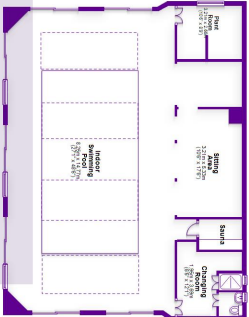
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



23 High Street  
Iver Buckinghamshire SL0 9ND

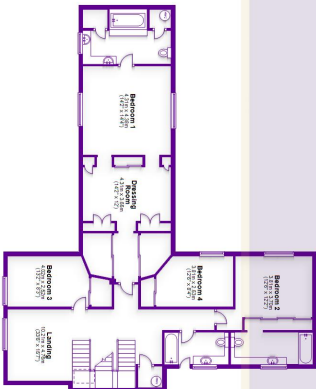
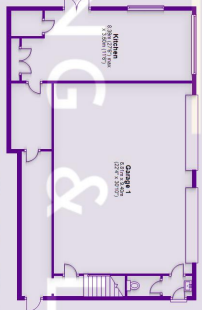
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Ground Floor



**WINNERS & LOCKERS**  
 REAL ESTATE AGENTS  
 SPECIALISTS IN PROPERTY

First Floor



Total area approx. 2710 sq ft (includes 1200sq ft of land)  
 Approx. 20.74 acres (2277.14 sq m)

The price of this real estate includes the price of the land and the buildings on it. The price of the land is included in the price of the buildings on it. The price of the buildings on it is included in the price of the land and the buildings on it. The price of the land and the buildings on it is included in the price of the land and the buildings on it.