



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Thornbridge Road, Iver Heath, Buckinghamshire. SL0 0QD.

£799,950 Freehold

An 1807 square ft, four bedroom, two bathroom, two reception detached house located in sought after Thornbridge Road, Iver Heath. This property is perfectly situated, walking distance to the local Co op, Chemists and Doctors Surgery, while also only being a few minutes drive to the M40, which quickly gives you access to the M25 and M4.

Ground floor accommodation includes an entrance hall which gives you direct access to a shower room and the 18'2 x 11'11 living/dining room. This spacious room is a great place for the family to relax in, and it gives you access to a conservatory and the 18'7 x 13'10 kitchen/breakfast room.

The excellent sized kitchen/breakfast room offers space to dine, and also has a twin rear aspect overlooking the garden. From here you can access a utility, a pantry/store and also the front aspect playroom.

On the first floor are four well proportioned bedrooms and a family bathroom with a separate WC. Bedroom one is an impressive 18'6 x 11'11 and has two sets fitted wardrobes, bedroom two measures some 19'2 x 7'11 and also has fitted wardrobes, while bedrooms three and four are 10'4 x 7'8 and 10'5 x 8'8.

Outside and to the front is a block paved frontage



that provides ample off street parking, while to the rear is a lovely garden, which is secluded with a patio, and is mainly laid to lawn with mature shrub borders.

THE AREA

Pinewood Green is situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities.

As a Pinewood resident, there is a free weekly bus service to surrounding stations by Pinewood Film Studios. 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

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

28 Thornbridge Road

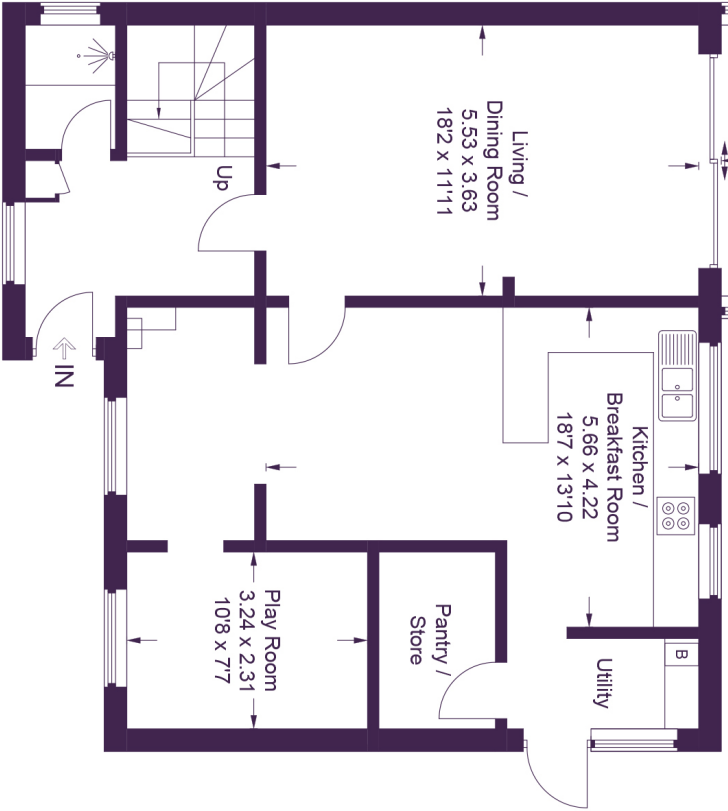
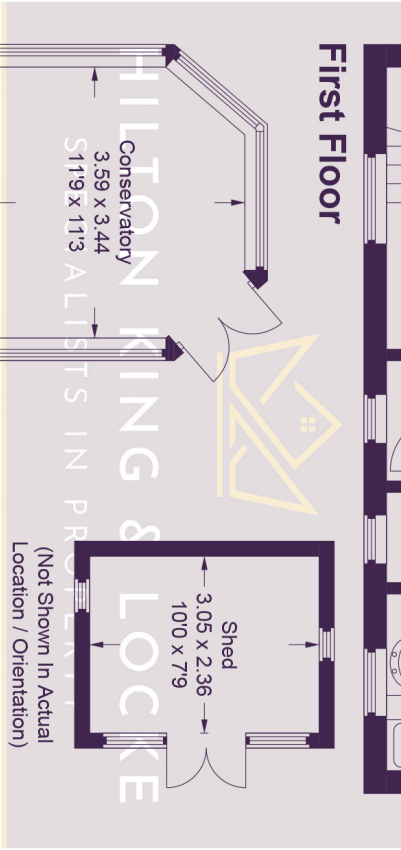
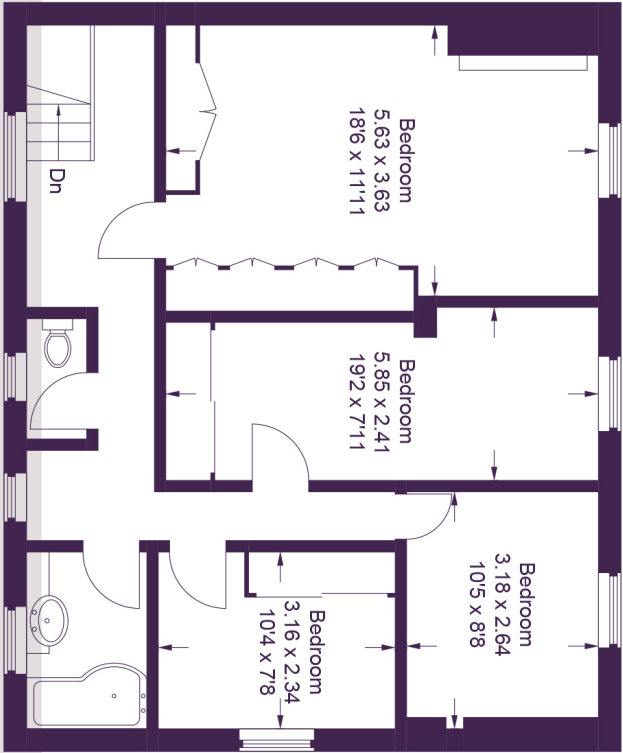
Approximate Gross Internal Area

Ground Floor = 89.7 sq m / 965 sq ft

First Floor = 71.1 sq m / 765 sq ft

Shed = 7.2 sq m / 77 sq ft

Total = 168.0 sq m / 1,807 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.