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SPECIALISTS IN PROPERTY



Cadena House Norwood Lane, Iver, Buckinghamshire. SL0 0EW.

£1,470,000 Freehold

A truly beautiful detached character house situated on a stunning plot of over 1/3 acre. The property has a unique self contained annexe and taking into account all of the accommodation on offer, there are five bedrooms, some five reception rooms and four bathrooms.

In total there is 3558 square ft of accommodation available.

Furthermore, there is potential to extend (subject to the usual consents) and improve, as there has previously been permission approved and plans drawn, to add a first floor side extension which would provide two more large bedrooms and a bathroom.

The main house ground floor includes a double aspect 23'8 x 13' sitting room, a modern kitchen/breakfast room with utility, impressive 16'4 x 16' dining room with a feature fireplace and bay fronted window, a ground floor shower room, and a cosy family room/study.

On the first floor there are four excellent sized bedrooms, with ensuite to the master bedroom plus a family bathroom. The master bedroom is some 19'6 x 16'3, bedroom two 14' x 13 and bedrooms three and four overlook the superb garden.

The annexe consists of a 20'3 x 14' sitting room, entrance hall/dining room, a kitchen, bedroom with ensuite bathroom,



and a conservatory.

As you enter the front drive, there is parking on the carriage driveway for some eight/nine cars and the rear garden is simply stunning. It is well secluded with extensive shrub and flower borders and offers a large lawn.

The double garage measures 17'2 x 16'5.

#### THE AREA

Norwood Lane is also ideally situated for access to Iver High Street, local amenities, Iver and Iver Heath Junior and Infant schools plus the M4, M25 and M40 are only minutes away.

Iver Station (approx 2 miles away) offers a fast service to Paddington and is connected to the Crossrail service (Elizabeth Line).



#### Important Notice

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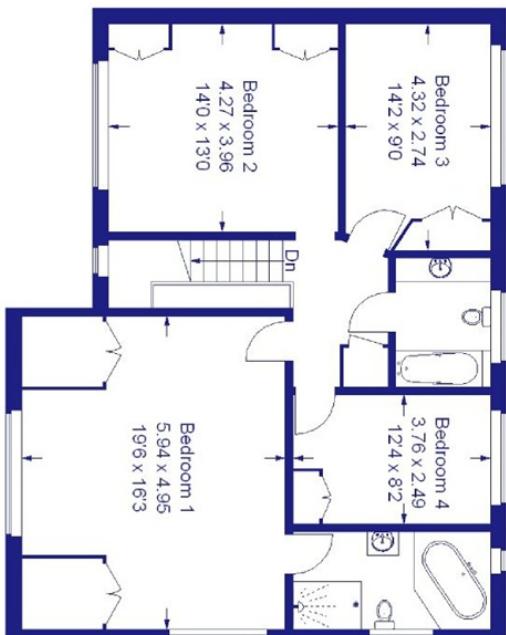


23 High Street  
Iver Buckinghamshire SL0 9ND

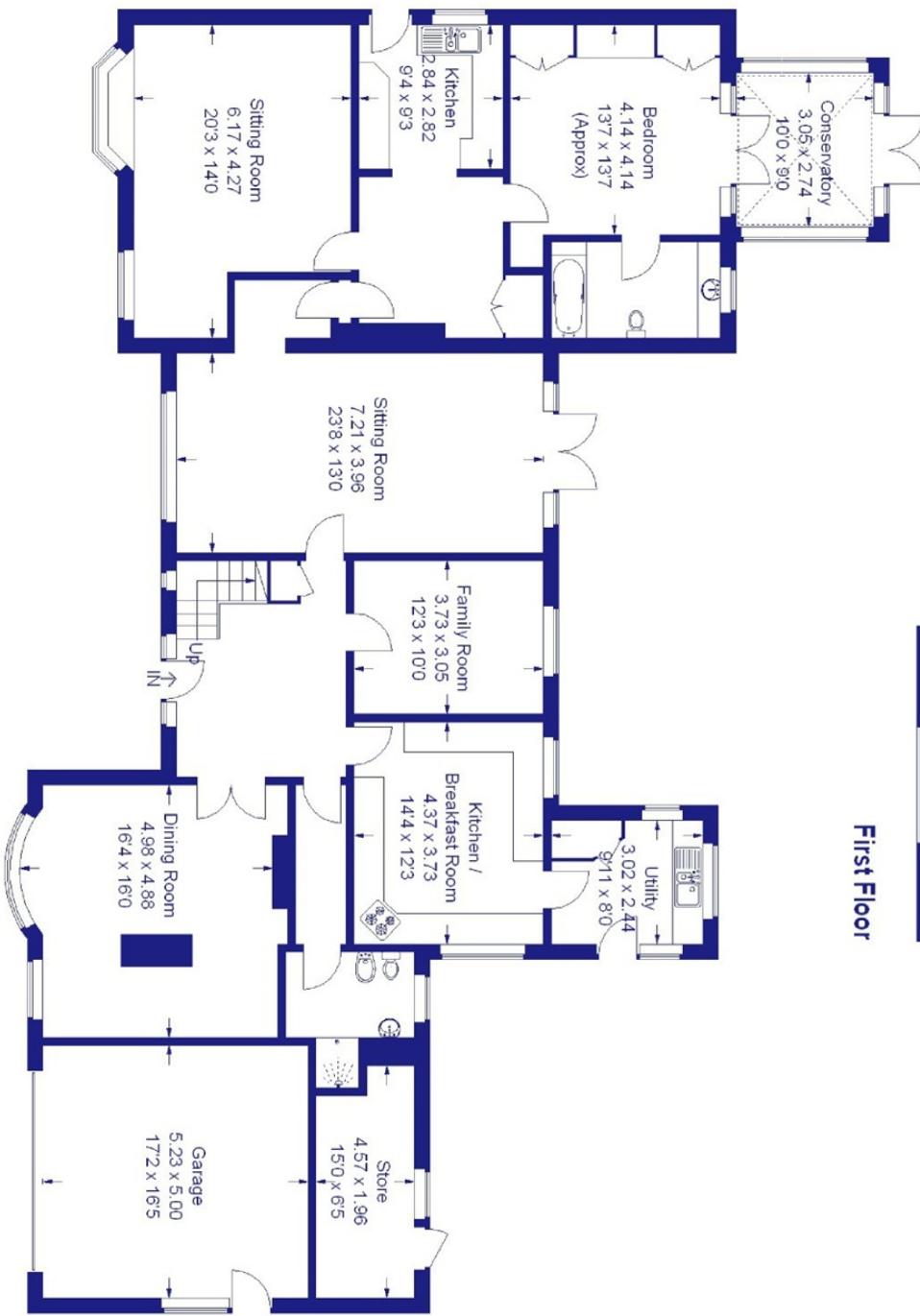
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# Cadena House

Approximate Gross Internal Area  
 Ground Floor = 211.0 sq m / 2271 sq ft  
 First Floor = 93.2 sq m / 1003 sq ft  
 Garage = 26.4 sq m / 284 sq ft  
 Total = 330.6 sq m / 3558 sq ft



## First Floor



## 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.

Produced for Hilton King & Locke

