



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



1 Love Green Cottages, Iver, Buckinghamshire. SL0 9QX.

£475,000 Freehold



Hilton King & Locke are please to bring to the market this well presented three-bedroom semi-detached cottage.

Upon entering the property that is set back from the road you are greeted by a private driveway paved with Marshall blocks. This driveway gives you parking for two cars providing convenience for both residents and guests. The exterior exudes a sense of charm while maintaining a welcoming atmosphere.

The abundance of natural light and open hallway creates an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring an elegantly designed reception room with log burner and bi-folding doors that provides a versatile space for relaxation and entertainment. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

A unique feature of this property is the summer house that can easily transform into a serene office space or gym. Practicality is evident throughout. Additionally, a downstairs WC adds to this property's allure.

The modern front-facing kitchen benefits from plenty of eye-level units providing ample storage. The kitchen includes a sink and drainer with a mixer tap, an integrated oven, a four-ring gas hob with an extractor fan and free-standing space for a fridge/freezer as well as integrated dishwasher, washing machine, and dryer, with space for a kitchen table. This room connect the kitchen to the reception room with the option to have it open or closed.

Leading upstairs, you have three good sized bedrooms and a modern family bathroom that benefits from a bath and shower with a low-level WC, and wooden flooring.

Bedroom one, is a fantastic size 13'4 x 9'7 and benefits from wall length fitted wardrobes leaving plenty of space for a king-size bed. Bedroom two over looks the front and provides amply



space for a double bed and bedside table. Bedroom three also provides plenty of space for free standing furniture and overlooks the front.

The rear garden is a low-maintenance outdoor space. The decked area with stairs leading to an elevated deck is the perfect space for relaxation or for spending time with family.

In conclusion, this family home offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.

#### Location

Iver Village is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance to various local amenities and a short drive to Iver train station (Crossrail), with trains to London, Paddington, and Reading. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away.

Iver Village has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centres of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.



#### Important Notice

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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



# 1 Love Green Cottages

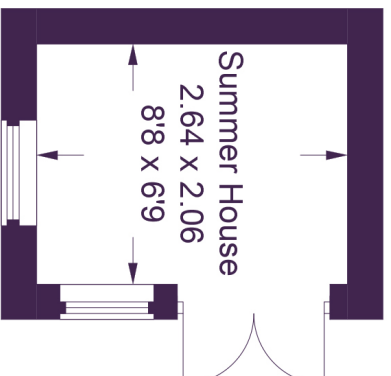
Approximate Gross Internal Area

Ground Floor = 38.0 sq m / 409 sq ft

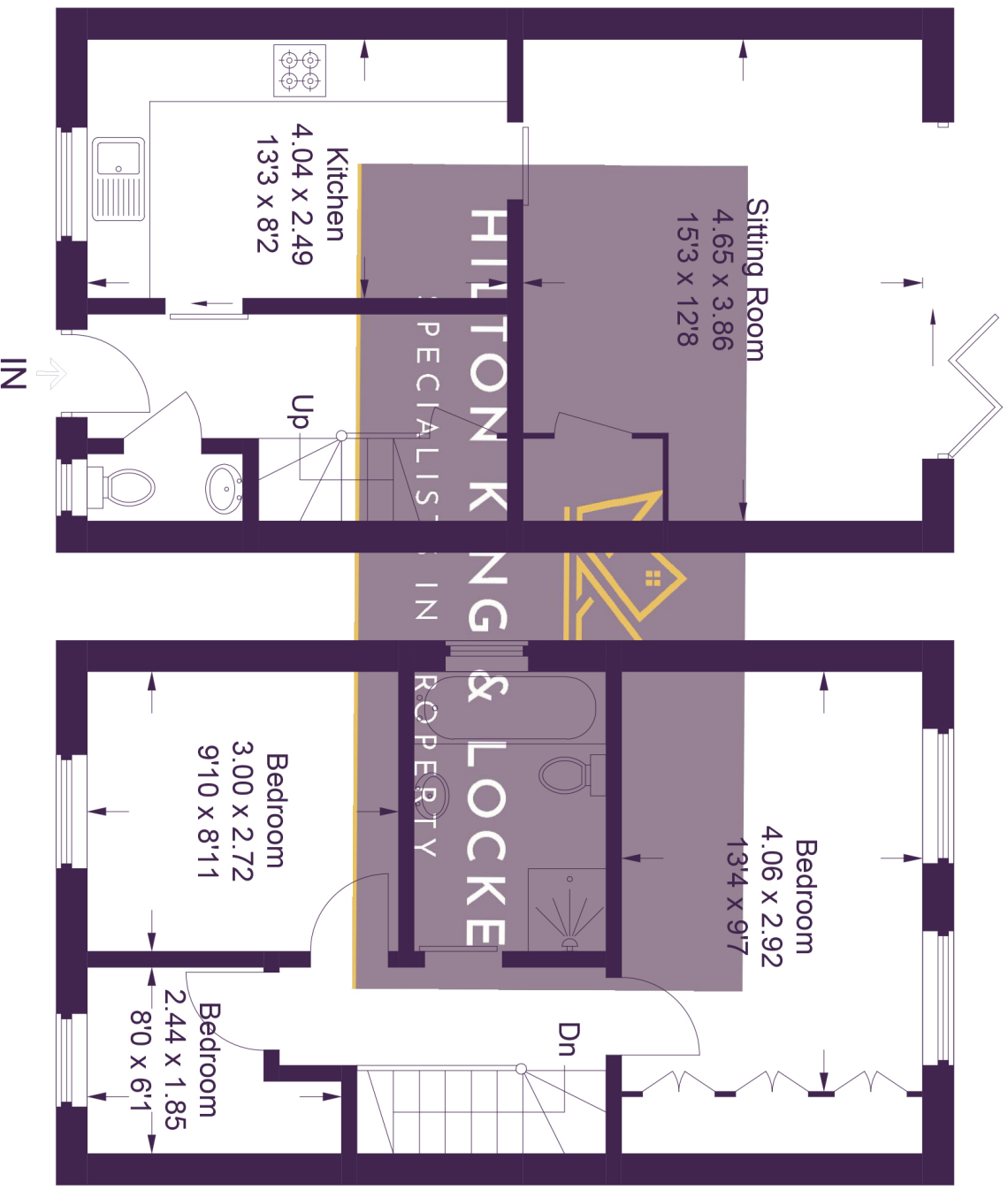
First Floor = 37.4 sq m / 403 sq ft

Summer House = 5.6 sq m / 60 sq ft

Total = 81.0 sq m / 872 sq ft



(Not Shown In Actual  
Location / Orientation)



## Ground Floor

## First 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.