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SPECIALISTS IN PROPERTY



18 Wellesley Avenue, Iver, Buckinghamshire. SL0 9BN.

£1,350,000 Freehold

This exceptional Four/ Five-bedroom detached family home offers an abundance of living space, perfect for modern family living. Located in a sought-after neighbourhood, this property boasts four generous reception rooms, providing versatile spaces to relax. The renowned Elizabeth Line (Crossrail) is only a short walk away, making this executive home very sought after indeed.

The heart of the home is the open-plan kitchen and living area, where sleek integrated appliances and a central island make it ideal for cooking and socializing. The kitchen also benefits from access to the outside, seamlessly blending indoor and outdoor living. The adjoining playroom is bright, spacious and could be used to suit your family's needs.

On the ground floor, you'll also find a well-equipped gym for personal workouts and a dedicated study, ideal for remote working or study time. A conveniently placed downstairs shower room adds to the practicality of the home. The conservatory offers views onto the large garden, this room is the perfect space to unwind.

The front reception room is bright, airy and offers a separate space to have some quiet time to watch a movie or read a good book. This is a versatile space and could be used as a downstairs bedroom/ guest room if needed.

Upstairs, you'll discover four generously sized bedrooms that all have plenty of space for free standing furniture. The bedrooms offer ample space for family members to enjoy privacy and comfort. The master suite is particularly impressive with plenty of natural light. The modern family bathroom is beautifully appointed with a three-piece suite, ideal for relaxation and family use.

Additional features include a garage with power, and solar panels on the roof, enhancing both convenience and sustainability. The home is also designed to cater to modern-day needs, providing plenty of storage space and stylish living areas throughout. The gym and study space are connected to the main house but has the added benefit of separate access so this space could be modified into a separate living area. This property has plenty of potential.

This property is truly a must-see for those seeking space, luxury, and



practicality in a family home. Outside, the property boasts a large, mature garden with a patio area, perfect for outdoor dining and relaxation. To the front, there is plenty of parking, offering convenience for multiple vehicles.

Situated within walking distance to Iver train station and local amenities, this property offers the ideal combination of peaceful living, easy access to transport links and everyday conveniences.

THE AREA

The property is located within walking distance of various local amenities and to Iver Train Station, which operated by the Great Western Railway, provides transport to London Paddington and Oxford, and of course now connected to Crossrail. Central London is also easily accessible by road via the M40, A40, M4 and M25 while Heathrow Airport is situated only 5 miles away. Iver has an excellent choice of state and independent schools. The area is also well served for sporting facilities and the countryside, including Black Park and Langley Park. In addition to this, the larger centres of Gerrards Cross and Uxbridge are close by where there are a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema.



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.



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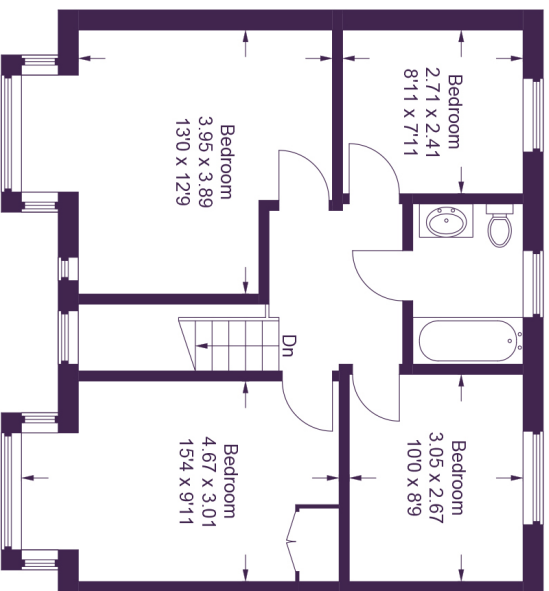
18 Wellesley Avenue

Approximate Gross Internal Area

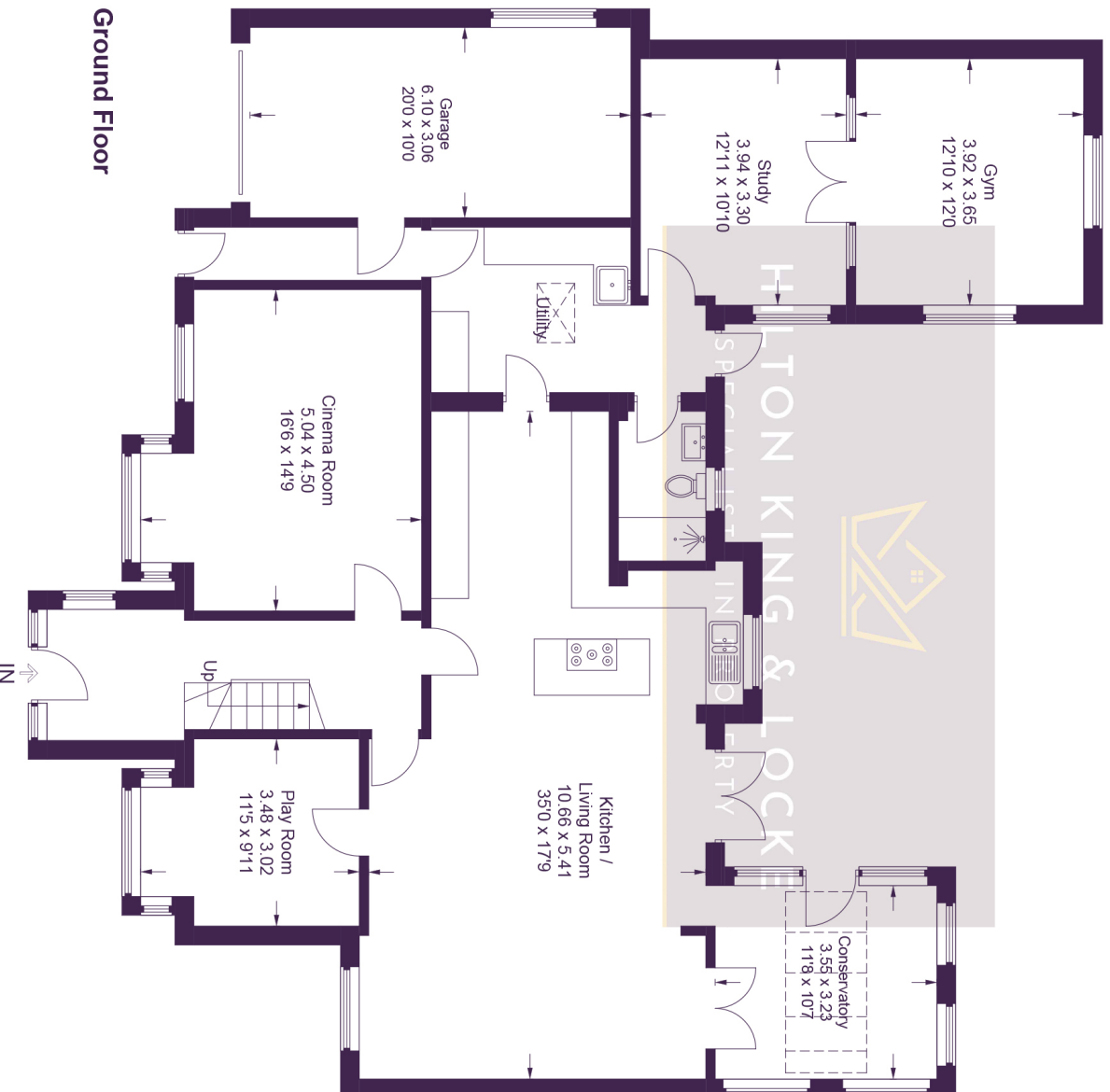
Ground Floor = 173.6 sq m / 1,869 sq ft

First Floor = 57.8 sq m / 622 sq ft

Total = 231.4 sq m / 2,491 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.