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SPECIALISTS IN PROPERTY



22 Mansion Lane, Iver, Buckinghamshire. SL0 9RN.

£475,000 Freehold

With stunning views over open fields, this two-bedroom end of terrace cottage with garage and office space is offered for sale in good order including a modern fitted kitchen and shower room, plus double-glazed windows, and gas central heating. Upon arriving at the property, you will be immediately impressed by the excellent frontage and kerb appeal. As well as a garage for a small car this property has its own private space in front of the garage for additional parking.

The abundance of natural light and porch creates an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring the elegantly designed downstairs reception room that provide a versatile space for comfortable living and entertainment with the added benefit of a cosy log burner.

The main front door leads you into the bright through lounge where you can access modern fully fitted kitchen with eye and base leave units and integrated appliances leading to the private garden where you can enjoy the views and beyond. Patio doors lead you out onto the lawned garden with patio area. To the rear of the garden, you have a garage with power perfect for storage as well as a home office, perfect if you work from home!

Leading upstairs you have two good sized bedrooms and loft access. The master bedroom is a very good size at 11'0 x 10'4 providing ample floor space for free standing furniture.

In conclusion, this house 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.

#### THE AREA

Iver is a semi-rural village situated between Uxbridge and Slough.



The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities.

Iver has a mainline railway station to Paddington. Iver is on the Crossrail route (Elizabeth Line) providing direct access to Canary Wharf in 40 minutes and Bond Street in 26 minutes.

Central London is easily accessible by road via the M40 (J1A), M4 (J5) 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, including Burnham Grammar School, Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys.

The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield. Horse racing can be found at Windsor, Sandown and Kempton Race Courses.

Nearby Iver Heath has beautiful surrounding countryside including Black Park and Langley Park that has an excellent network of footpaths and bridleways. The famous Pinewood Studios also features a cinema. Iver (Great Western Line: London Paddington 31 mins) - Gerrards Cross 4 miles (Chiltern Line: London Marylebone 25 mins) - Uxbridge 3 miles (Metropolitan Line: London Baker Street 38 mins) - M25 (J16)/M40 (J1A) 4 miles - London Heathrow 8.5 miles - Central London 20 miles (Distances and times are approximate).



#### 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.



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# 22 Mansion Lane

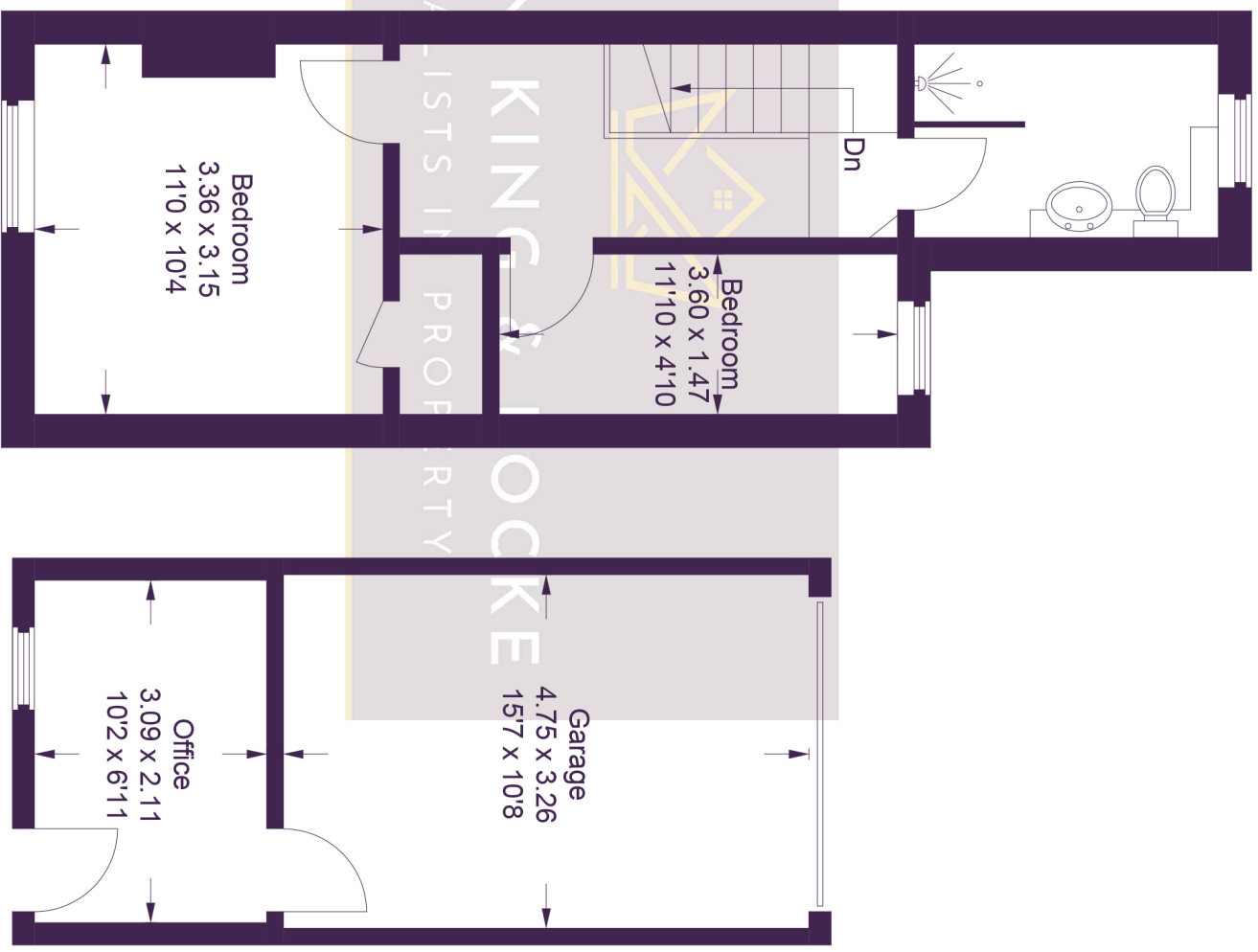
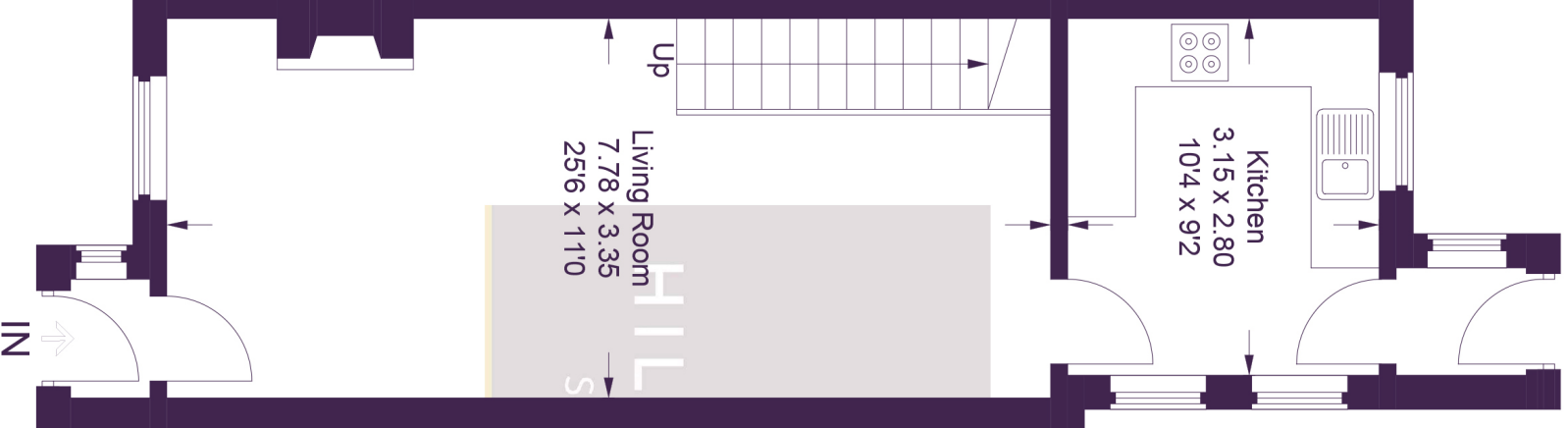
Approximate Gross Internal Area

Ground Floor = 37.6 sq m / 405 sq ft

First Floor = 31.2 sq m / 336 sq ft

Garage / Office = 22.2 sq m / 239 sq ft

Total = 91.0 sq m / 980 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.

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