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SPECIALISTS IN PROPERTY



194 The Parkway, Iver, Buckinghamshire. SL0 0RQ.

£775,000 Freehold



**\*FOUR BEDROOM EXTENDED SEMI SITUATED IN SOUGHT AFTER THE PARKWAY\***

**\*SET ON A SUPERB AND SECLUDED PLOT\***

**\*LARGE FRONTAGE PROVIDING AMPLE OFF-STREET PARKING\***

**\*ONE BEDROOM AND SHOWER ROOM ON THE GROUND FLOOR\***

An extended family home providing four bedrooms, two reception rooms. The standout feature of this property is the marvellous sized plot, which is also very secluded. There is ample scope for further extension (subject to the usual consents).

The property is also situated within sought after The Parkway which, due to the above, is especially popular with families, and it is also near to local shops, amenities plus the Motorway Network. Crossrail (Elizabeth Line) is available at nearby Iver and Langley Stations, plus at Uxbridge you have access to both the Metropolitan and Piccadilly Lines.

Internally and on the ground, floor is a (25'11x17'3) living room that has a front aspect window plus French doors leading out to the large family garden. Also on the ground floor is a fully fitted kitchen/dining room(19'7x14'5) which gives you direct access to the shower room and utility area and second sitting room(17'7x12'6) that also benefits from having its own access from the front of the property.

Leading upstairs, there are four good sized double bedrooms that all have the added benefit of an abundance





of fitted wardrobe space leaving ample floor space for free standing furniture. The master bedroom has an ensuite shower room with dule sinks, The fully boarded loft space that has eve storage is being used as a study, perfect if you work from home. On this floor your also have the bonus of an extra storage cupboard. A modern fully tiled family bathroom completes the accommodation.

Outside and to the front there is a private drive that provides off street parking, while the rear garden is mainly laid to lawn with a variety of shrub borders and a private raised patio area, perfect for entertaining and alfresco dining in the summer months. To the rear of the garden you have a large storage shed with light and power.

The Parkway is a popular residential road situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities.

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.



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# 194 The Parkway

Approximate Gross Internal Area

Ground Floor = 86.9 sq m / 935 sq ft

First Floor = 81.2 sq m / 874 sq ft

Store = 18.1 sq m / 195 sq ft

Loft = 14.9 sq m / 160 sq ft

Total = 201.1 sq m / 2,164 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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