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Thorney Mill Road, Iver, Buckinghamshire. SL0 9AH.

£850,000 Freehold

A beautifully presented four bedroom detached house situated on the outskirts of Richings Park, close to both Iver and West Drayton Stations, and therefore the Elizabeth Line, which is just perfect if you work in the City.

This stylish and contemporary in design property is presented to a turnkey finish, having been fully refurbished over the past 2-3 years and offering a modern reconfiguration, creating an open flowing kitchen, dining and living areas. Total accommodation extends to nearly 1700 square ft.

Just some of the benefits include German engineered wood flooring throughout the ground floor, combining durability with contemporary elegance, and new carpets on the first floor. In addition, there is built in Wi Fi audio speakers throughout the house, which is ideal for modern living and entertaining and also an enhanced lighting scheme with contemporary materials throughout. Modern radiators are installed, improving both energy efficiency and visual appeal.

This property is also a smart, efficient and secure home, with Tado smart home system providing intelligent, app controlled heating management, a megaflo hot water system ensuring excellent water pressure across the property, plus there is CCTV security monitoring system, offering peace of mind and enhanced safety.

The ground floor has a double aspect 18'3 x 11'11 living room with built in storage, a 18'4 x 10'9 twin aspect kitchen/breakfast room with Wren fitted sleek, handle less eye and base level units with a breakfast bar. This space offers premium AEG appliances and elegant Quartz Calacatta worktops, delivering a high end finish.

Completing this floor is a dining room which gives you direct access to both the garden and the kitchen, a ground floor WC, plus a store.

Upstairs, four excellent and well proportioned bedrooms await, with the master bedroom measuring 13'9 x 12'2, having wardrobes and its own stunning ensuite, while bedroom two also has wardrobes and offering a double aspect.

Bedrooms three and four face the rear and overlook the garden, while completing the accommodation is a stylish family bathroom. The



bathrooms here are finished with top end Grohe fixtures and fittings, reflecting hotel quality standards.

Outside and to the front is a newly landscaped front garden with its own independent access door, enhanced kerb appeal, added privacy and clear separation from the street.

There is new protected perimeter fencing, integrated external lighting for visibility, security and evening ambience in the rear garden, which has newly installed wooden fencing and direct private access gate to the parking area, where there is parking for up to four cars. The garden is also fairly low maintenance, is a good size, and is mainly laid to lawn with a patio.

The double garage is situated at the end of your own driveway and measures 17'7 x 17'6.

Conveniently located, the property is just a pleasant 15-minute stroll away from Iver Station, which provides easy access to Crossrail/Elizabeth line services.

The Area

Nearby Richings Park is a residential area located in Buckinghamshire, England. It is known for its picturesque surroundings, tranquil atmosphere, and a sense of community. The area is characterized by beautiful landscapes, including parks, green spaces, and mature trees. Richings Park offers a peaceful and idyllic setting, making it an appealing place to live for those seeking a suburban retreat while still being within easy reach of amenities and transportation links.



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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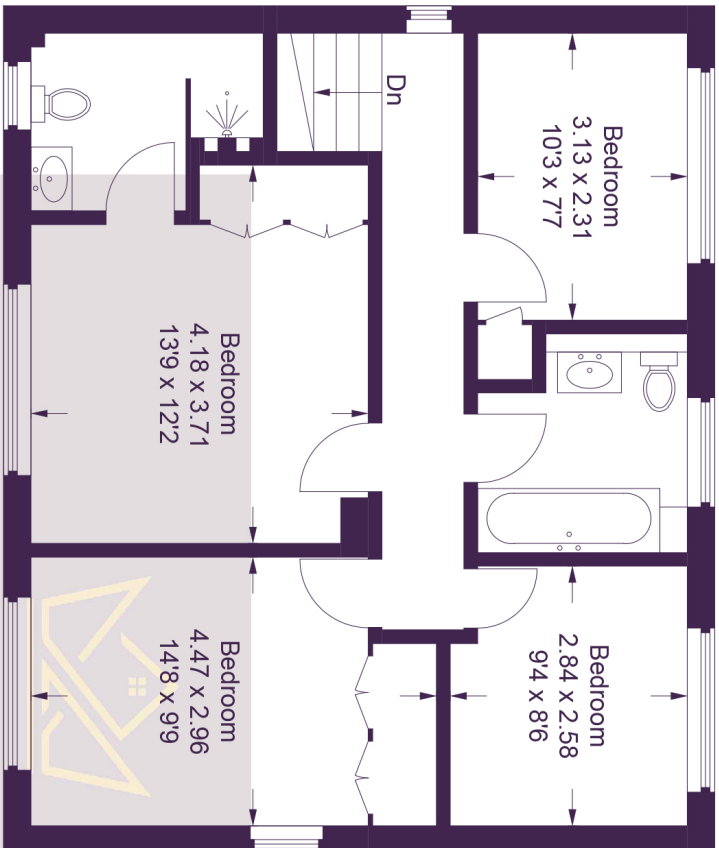
Approximate Gross Internal Area

Ground Floor = 65.2 sq m / 702 sq ft

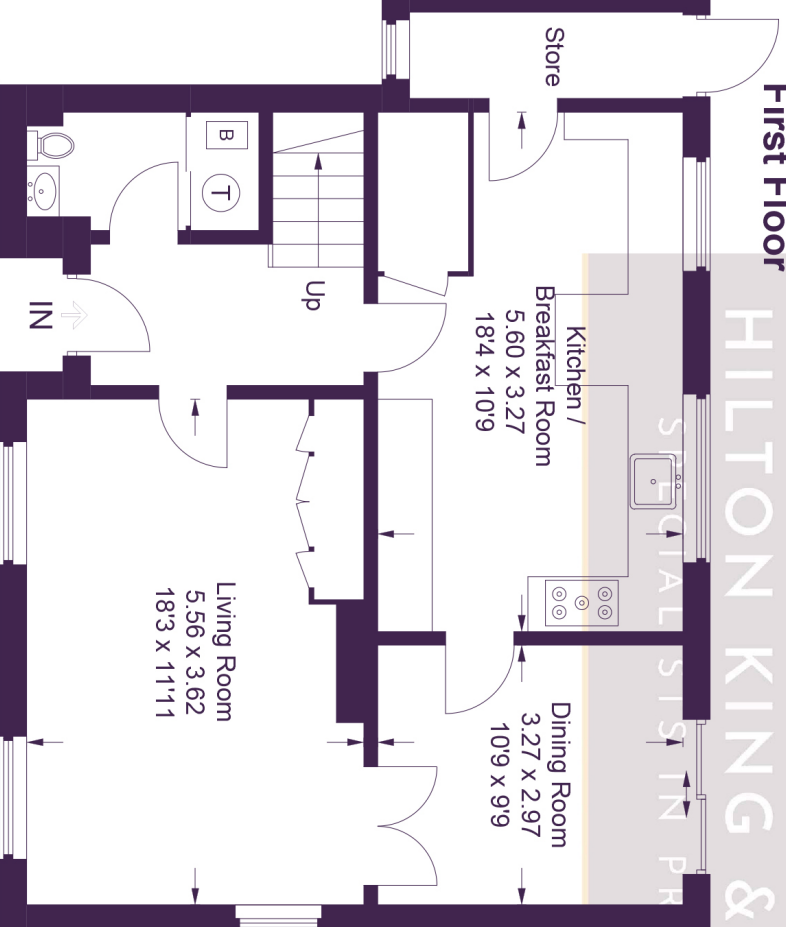
First Floor = 62.6 sq m / 674 sq ft

Garage = 28.6 sq m / 308 sq ft

Total = 156.4 sq m / 1,684 sq ft



First Floor



Ground Floor

(Not Shown In Actual
Location / Orientation)

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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