



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



9 Wood Lane Close, IVER, Buckinghamshire. SL0 0LH.

Offers in Region of £1,200,000 Freehold

Hilton King & Locke are delighted to present this impressive five-bedroom detached residence, ideally positioned within a quiet cul-de-sac just off Wood Lane. This substantial family home offers generous accommodation throughout, along with charming features and exciting scope for enhancement or extension, subject to the usual planning permissions.

The ground floor opens into a welcoming entrance hall showcasing original parquet flooring, setting the tone for the character found within. There are two spacious reception rooms; a bright front-facing dining room enhanced by a bay window, and a superb dual-aspect sitting room to the rear with expansive bi-fold doors that lead directly onto the garden, creating an ideal space for entertaining. The kitchen is well-appointed with plentiful cupboard space and work surfaces, complemented by a separate utility area and a convenient downstairs cloakroom. To the first floor, four well-sized bedrooms are arranged around a family bathroom. The principal suite is particularly impressive,



measuring approximately 17'1 x 16'9, and benefits from built-in wardrobes along with its own private en-suite. Externally, the property occupies a generous plot featuring a gravel driveway that provides off-street parking for several vehicles, plus useful side access.

The rear garden is private and mainly laid to lawn, enclosed by mature hedging and established trees. A substantial detached annex offers flexible use as a home office, gym, or studio space.

Wood Lane Close is a highly regarded residential address conveniently located for Iver village amenities, reputable local schools, and excellent transport connections including Iver Station (Elizabeth Line), as well as the M25, M4 and M40 motorways. The open green spaces of Black Park and Langley Park are also within easy reach.



**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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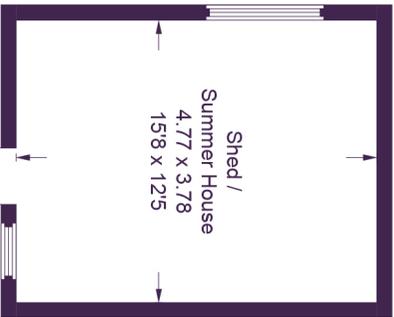
Approximate Gross Internal Area

Ground Floor = 79.0 sq m / 850 sq ft

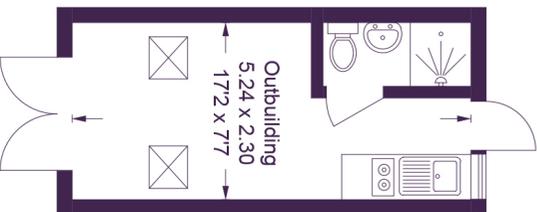
First Floor = 75.8 sq m / 816 sq ft

Outbuilding / Shed / Summer House = 30.1 sq m / 324 sq ft

Total = 184.9 sq m / 1,990 sq ft



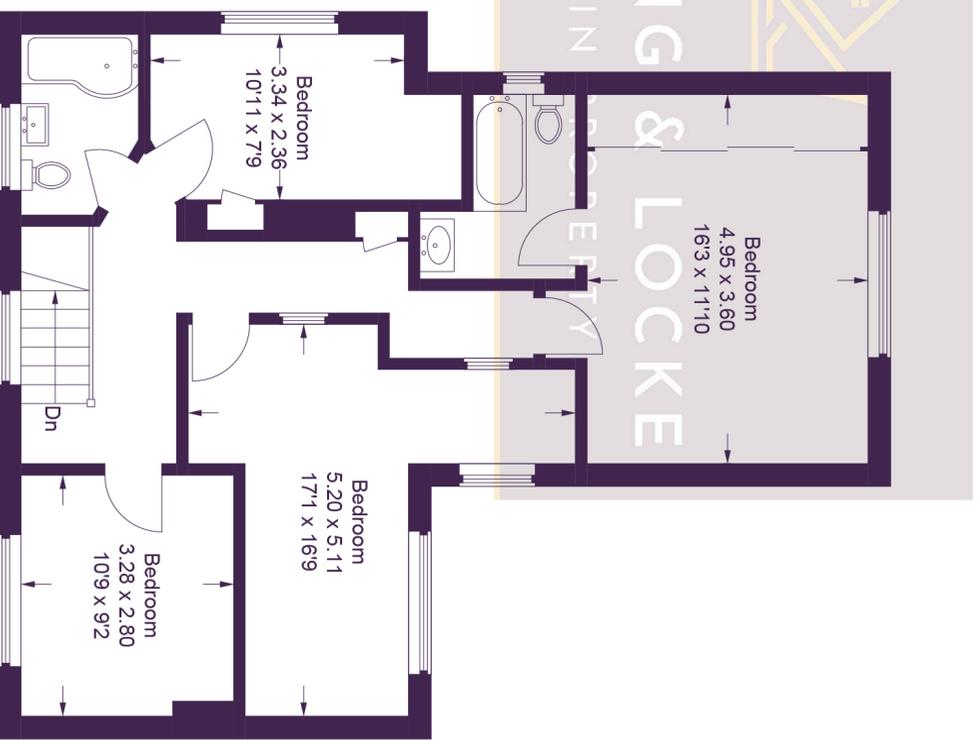
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Location / Orientation)



(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.