



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



6 The Ridings, Iver, Buckinghamshire. SL0 9DU.

£940,000 Freehold

Hilton King & Locke are pleased to bring to the market this fabulous family home.

Nestled on a private road, this remarkable four-bedroom semi-detached house offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living.

Upon entering the property that is set back from the road you are greeted by ample parking spaces for multiple cars, providing convenience for both residents and guests and side access to the well-maintained garden. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house including a utility room and modern downstairs shower room. Step inside to discover the generous layout, featuring two elegantly designed reception rooms that provide a versatile space for relaxation and entertainment.

A unique feature of this property is the flexible living room that can easily transform into an additional bedroom as well as a serene office space. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The well-appointed kitchen boasts integrated appliances and space for free standing utilities catering to modern convenience and functionality with an island providing plenty of storage. This room has enough space for a dining table and chairs as well as sky lights that provides an abundance of light. This room really is the heart of the home. The bi folding doors providing access to the well maintain large garden.

Leading to the first floor are four double bedrooms with the master bedroom benefiting from a luxurious ensuite shower room. The modern family bathroom is partly tiled.

The outdoor area is a paradise, with an outbuilding adding to the property's allure. An ideal space for entertainment, a gym, or an outside home office. This room offers potential for diverse uses as it



also has power.

In conclusion, this family home 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 and a viewing is highly advised.

THE AREA-

The property is located within walking distance of various local amenities and to Iver train station, operated by the Great Western Railway to London, Paddington and Oxford, and via Crossrail, which will further reduce journey times.

Central London is also easily accessible by road via the M40, A40, M4 and M25 and Heathrow Airport is situated only 5 miles away.

Iver has an excellent choice of state and independent schools and also in the catchment for Burnham grammar. The area is well served for sporting facilities and the countryside, including Black Park and Langley Park. The larger centres of Gerrard's Cross and Uxbridge are also close by where there are a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema.



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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6 The Ridings

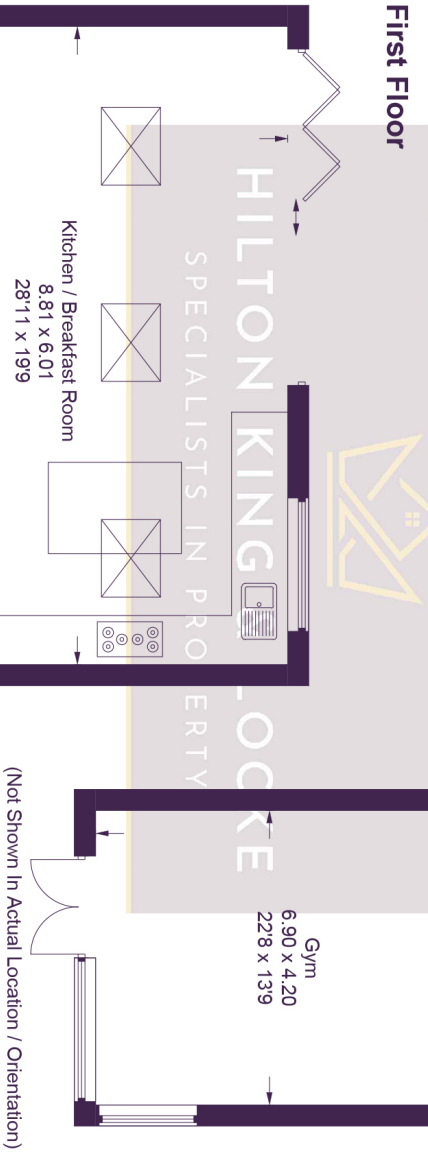
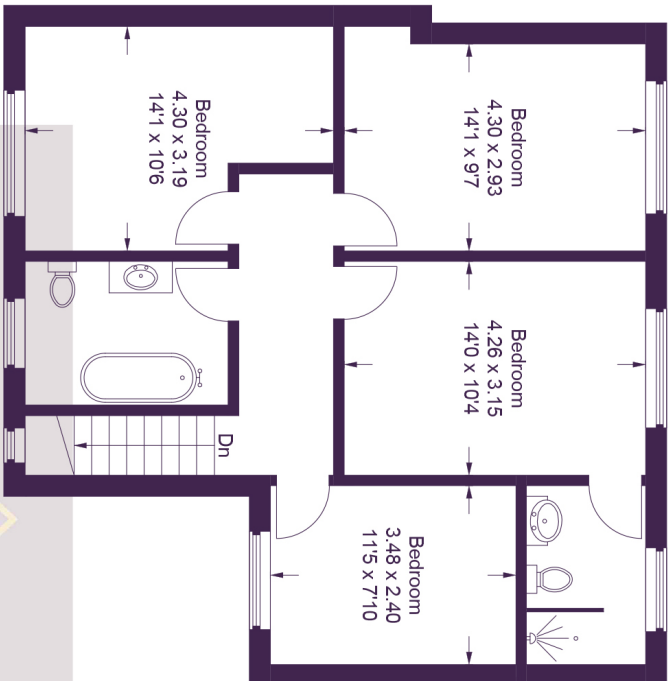
Approximate Gross Internal Area

Ground Floor = 99.7 sq m / 1,073 sq ft

First Floor = 70.2 sq m / 756 sq ft

Gym = 26.2 sq m / 282 sq ft

Total = 196.1 sq m / 2,111 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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