



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



34 Rixon Close, George Green, Buckinghamshire. SL3 6RH.

£510,000 Freehold

Hilton King & Locke are delighted to present this beautifully extended and fully modernised three-bedroom family home, ideally situated in a peaceful cul-de-sac. The current owners have thoughtfully extended the property to the rear and into the garage, creating generous and versatile living space. Finished to an exceptional standard throughout, this stylish home is ready to move straight into.

Accommodation comprises three well-proportioned bedrooms, two contemporary bathrooms, and a modern open-plan living area perfect for family life and entertaining. Additional benefits include double glazing, off-street parking, and a private rear garden.

Nestled in a quiet cul-de-sac, this impressive family home offers a harmonious blend of spacious interiors and attractive outdoor spaces. Designed with both comfort and practicality in mind, the property provides a truly inviting living environment. Upon approach, the property sits back from the road and features ample off-street parking offering convenience for residents and guests alike.

Inside, an abundance of natural light fills the open hallway, creating an immediate sense of warmth and welcome. The generous layout includes an elegantly designed reception room, providing versatile spaces for both relaxation and entertaining. Thoughtful design details and plentiful storage ensure the home remains practical and clutter-free throughout. The Kitchen is the heart of the home and provides integrated appliances along with plenty of eye and base level units. With one of the bedroom situated down stairs and has the added benefit of an ensuite bathroom this room is perfect for multiple uses.

The outdoor area is a paradise, with bar area that has power adding to the property's allure and provides an ideal space for entertainment.



In conclusion, this is 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.

George Green is a quiet village and is situated a short distance from the stunning walks and lakes of Black Park and Langley Park. It is close to Iver, Uxbridge and Slough town centres, all of which provide excellent access into London via various commuter links and a variety of shops and supermarkets. Langley Grammar School, Herschel Grammar School, Upton Court Grammar School and St Bernard's Catholic Grammar School are all within the catchment area, along with several infants, junior schools located close by.



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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34 Rixon Close

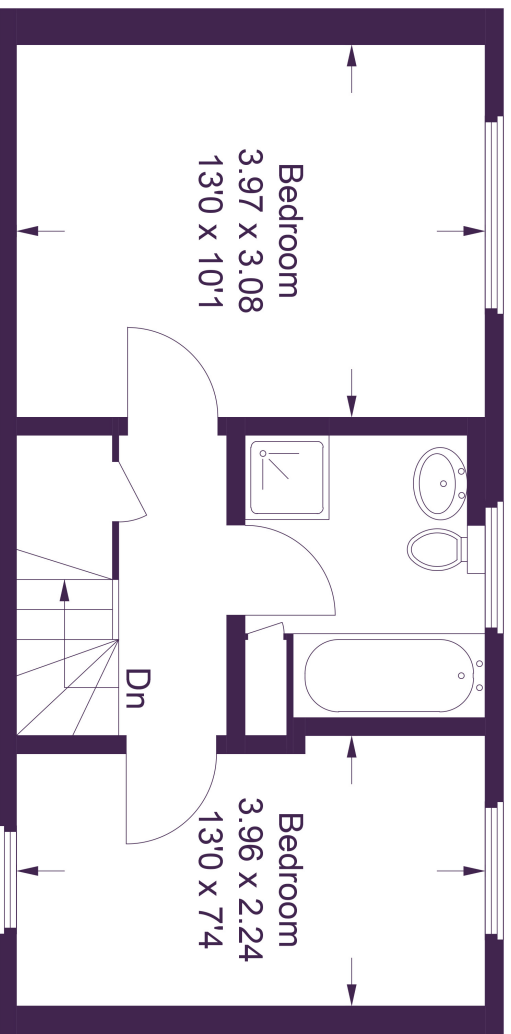
Approximate Gross Internal Area

Ground Floor = 65 sq m / 700 sq ft

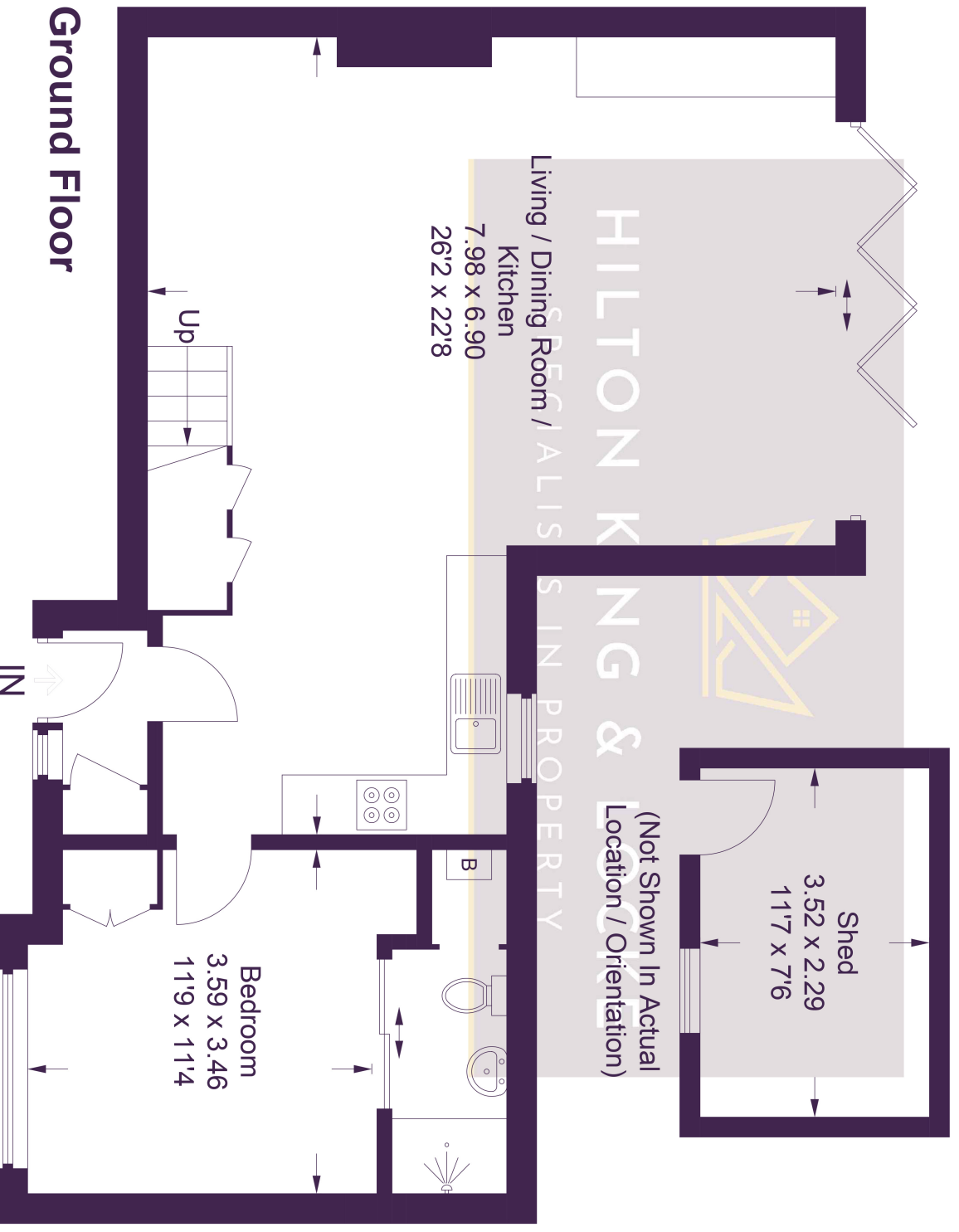
First Floor = 31.2 sq m / 336 sq ft

Shed = 8 sq m / 86 sq ft

Total = 104.2 sq m / 1,122 sq ft



First Floor



Ground 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.

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