



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



44 Colne Orchard, Iver, Buckinghamshire. SL0 9NB.

£440,000 Freehold

Hilton King and Locke are pleased to bring to the market this two-bedroom semi-detached home. This property has an added benefit of a separate utility room with driveway parking. There is also potential for a side and back extension STPP.

The ground floor accommodation consists of a fitted kitchen (10'7x7'10) leading to a utility area, living room (14'10x10'10) The living area also featured a fitted storage cupboard under the stairs.

The upstairs accommodation consists of a three-piece family bathroom, Bedroom one at (10'9x7'8) with storage cupboard and a second double bedroom at (11'9x10'10).

This property has lot of potential and would be perfect for a first-time buyer or small family.

The garden has lots of space and is very well kept by the current vendors. Perfect for summer months.



LOCATION

The property is located in the sought after semi-rural village of Iver. With a short walk away from the high street you have variety of different shops such as the Co-op and Costa. The larger towns of Uxbridge and Gerrard's Cross are also a short drive away with a larger variety of shops and amenities.

There is great motorway access into Central London such as the A40, M40 and M4. Central London is also accessible from Iver Station located in Richings Park.

There is a variety of schools nearby such as Iver Village Pre-school and Junior School. Langley being a short drive away is also a sought after area for a variety of schools such as Langley Grammar school, Langley Heritage Primary and Langley College



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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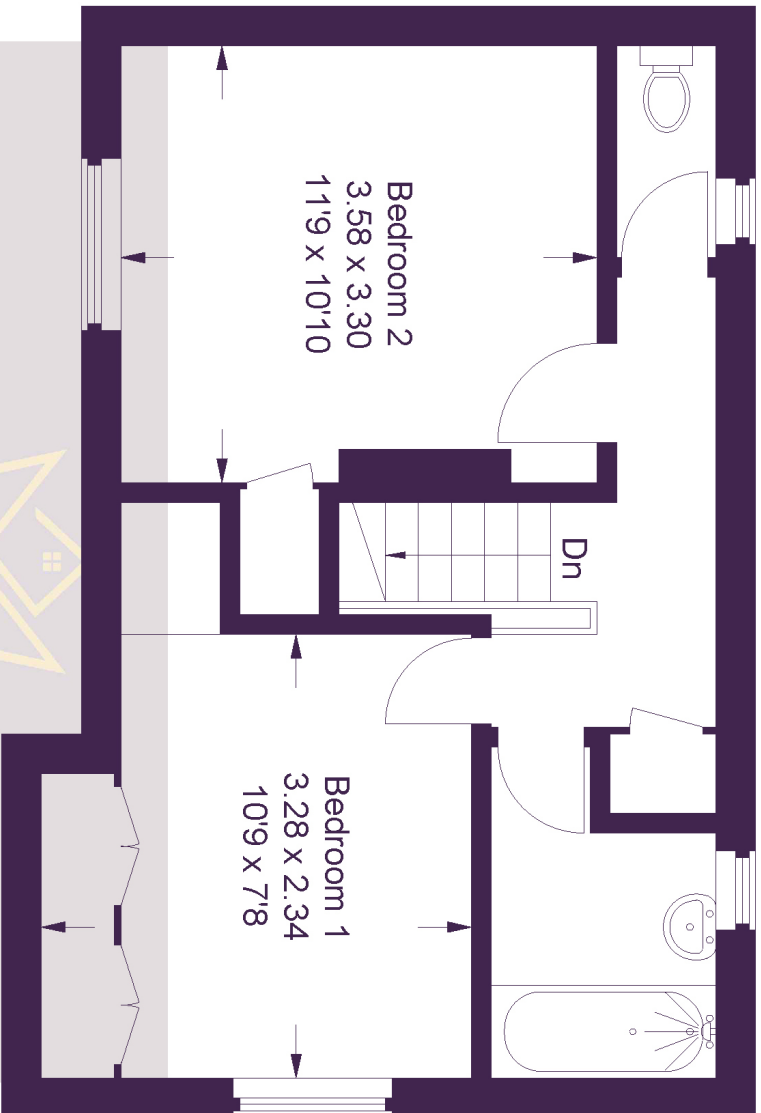
44 Colne Orchard

Approximate Gross Internal Area

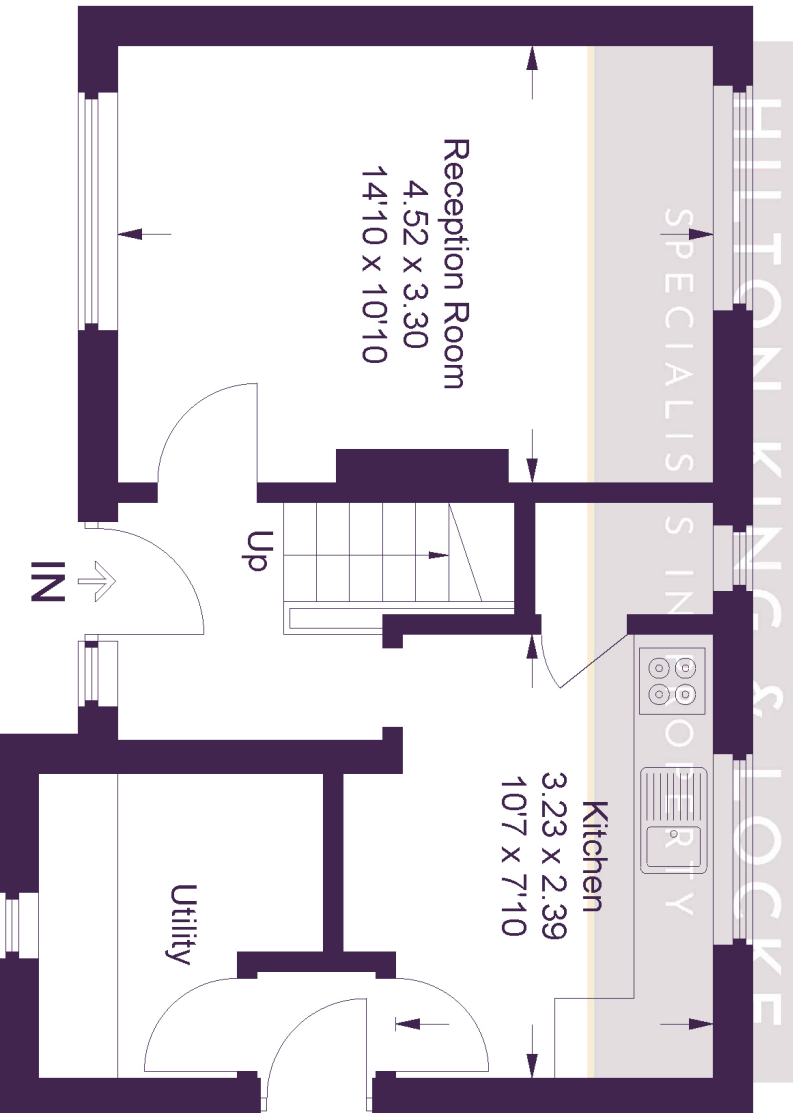
Ground Floor = 36.5 sq m / 393 sq ft

First Floor = 36.7 sq m / 395 sq ft

Total = 73.2 sq m / 788 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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