HILTON KING & LOCKE

SPECIALISTS IN PROPERTY

3 Honeysuckle Close, Iver, Buckinghamshire. SL0 0LZ.

OIEO £1,250,000 Freehold

This impressive and spacious detached family home offers over 2,700 sq ft of beautifully arranged accommodation, combining generous living areas with a thoughtful layout ideal for modern family life. This property comes to the market with NO CHAIN!

The ground floor welcomes you with a bright and airy entrance hall leading to a large dual aspect living room, perfect for relaxing or entertaining, with doors opening out to the garden. The dining room sits adjacent, offering a formal space for family meals or social gatherings, while the kitchen/breakfast room provides a practical yet inviting heart to the home, fitted with contemporary units and ample space for informal dining. From here, a separate family room offers additional flexibility, ideal as a playroom or snug adding to this property's convenience. Completing the ground floor is a useful study, perfect for home working, along with a utility room and a guest cloakroom.

Upstairs, the property boasts five double well-proportioned bedrooms, each offering a comfortable and welcoming retreat. The principal bedroom benefits from its own en-suite shower room, while two bedrooms consist of fitted wardrobes. The remaining bedrooms are served by a spacious family bathroom.

Outside, the property enjoys a private large rear garden, perfect for outdoor dining and family activities. A detached double garage with power and driveway provides excellent off-street parking.

Set within a desirable and peaceful location, Honeysuckle Close combines space, style and practicality, making it an ideal family home ready to move straight into and enjoy.

Area-

Honeysuckle Close is a small, quiet residential close off Holly Bush Lane in Iver Heath / Iver. The area is classified as a desirable suburban locality, comfortable for families and those

seeking good connectivity. It lies within the travel-to-work area of Slough & Heathrow. The nearby schools include Iver Village Infant Academy and The Iver Village Junior School both rated good. THE AREA

The property is ideally located for the Elizabeth Line, with the nearest station walking distance or less than a minutes drive away, vastly reducing the commute time into Paddington, Liverpool Street, Farringdon and Canary Wharf. Iver is popular for its tranquillity whilst being easily accessible via road, with quick access to the M40, M25, M4 and A40, as well as proximity to all London airports, in particular Heathrow which is approximately 7 miles away. The area has an array of popular country pubs, a community green and some beautiful countryside with Black Park, Langley Park and Thorney Park Golf Course all 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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Approximate Gross Internal Area
Ground Floor = 117.7 sq m / 1,267 sq ft
First Floor = 101.6 sq m / 1,094 sq ft
Garage = 32.5 sq m / 350 sq ft
Total = 251.8 sq m / 2,711 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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