



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



56 Somerset Way, Iver, Buckinghamshire. SL0 9AF.

£825,000 Freehold

Hilton King & Locke are pleased to bring to the market this very well presented and charming four bedroom detached character chalet bungalow, offering lots of adaptable living space and ample charm. This wonderful property is situated in sought after Richings Park and is entered via double iron front gates, where you then have parking for two/three cars. There are attractive, secluded gardens to all sides of the property, giving most internal rooms a great outlook. A viewing is highly recommended to avoid disappointment.

Internally, on the ground floor you are greeted by an entrance porch and a large welcoming hallway that takes you into the sitting room that has a wonderful feature brick-built fireplace with wood burner giving you that cosy feel with views onto the stunning garden. Through to the family dining room you have access to the fully fitted kitchen with an integrated oven and space for free standing appliances, also on this floor is bedroom one with fitted wardrobes and bedroom two (currently being used as a study)) finishing the ground floor you have the benefit of a three-piece shower bathroom.

Leading to the first floor you have a further two bedrooms with plenty of eave storage and fitted wardrobes. A three-piece bathroom completes the upstairs.

This property is set in a beautiful garden that is mainly laid to lawn with a fishpond. Perfect for entertaining or relaxing



in the sunshine with the added benefit of a garage.

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, connected 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. The area is well served for sporting facilities and the countryside, including Black Park and Langley Park.

The larger centres of Gerrards 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).

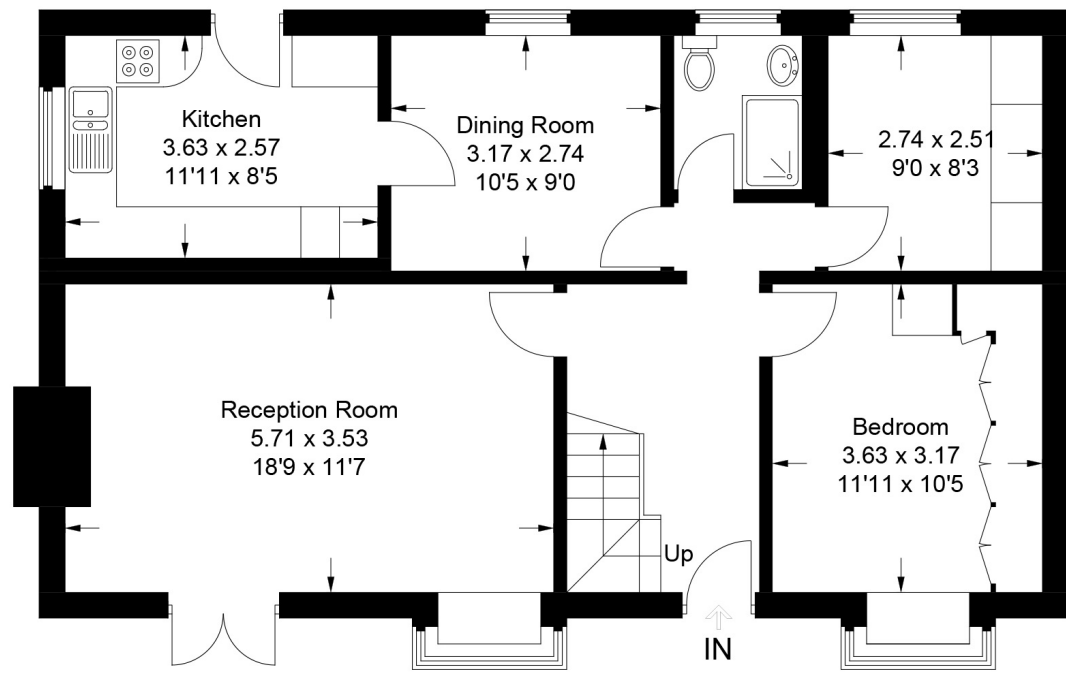
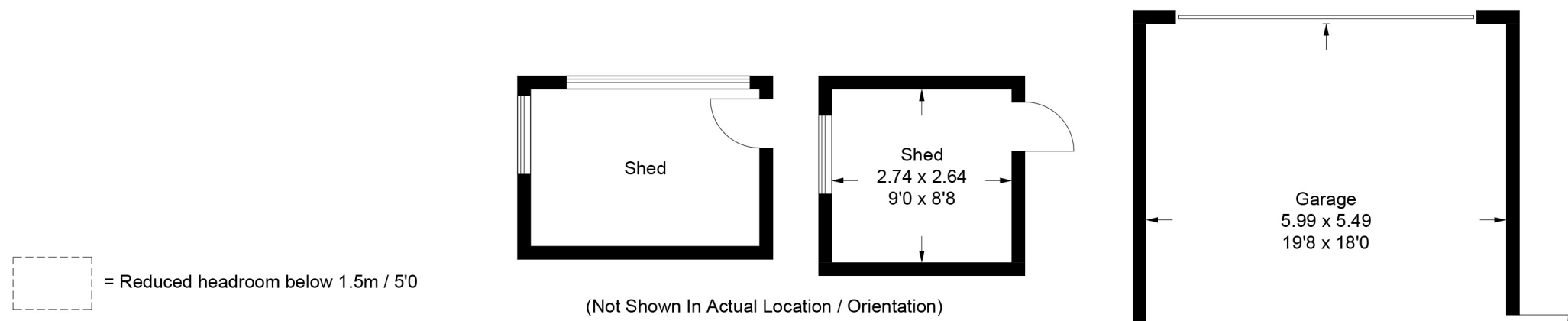
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



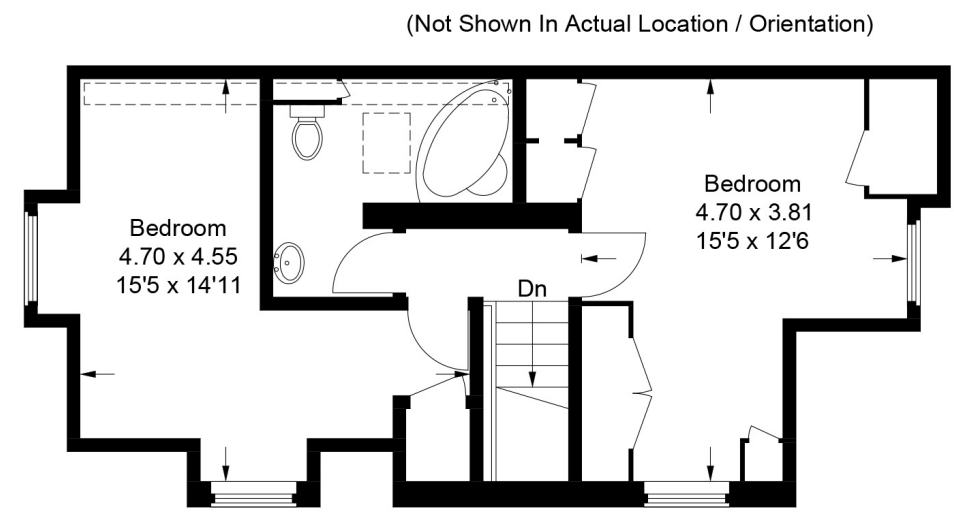
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Approximate Gross Internal Area
 Ground Floor = 74.5 sq m / 802 sq ft
 Loft Room = 42.4 sq m / 456 sq ft
 Garage / Shed = 40.3 sq m / 434 sq ft
 Total = 157.2 sq m / 1,692 sq ft (Excluding Non Dimension Shed)



Ground Floor



Loft Room

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.