



HILTON KING & LOCKE
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4 Wellesley Avenue, Iver, Buckinghamshire. SL0 9BL.

£1,200,000 Freehold

Hilton King & Locke are pleased to bring to the market this impressive four-bedroom detached residence, set on the ever-popular Wellesley Avenue. Thoughtfully upgraded and exceptionally well presented, the home offers generous living space alongside a high-quality, self-contained two-bedroom annex, completed in late 2022. The property has been carefully enhanced by the current owners, with notable improvements including a new combi boiler installed in October 2022, upgraded double glazing and rear doors fitted in January 2023, and a bespoke, contemporary kitchen also completed in January 2023. Designed with both style and functionality in mind, the kitchen incorporates an induction hob, double ovens, full-height fridge and freezer, dishwasher, extractor, microwave, and a boiling and filtered water tap.

The ground floor is finished with solid American walnut flooring, refurbished in 2022, while the utility room was modernised in November 2024. Upstairs, both bathrooms were renovated in August 2024, with the principal en-suite further benefiting from underfloor heating. Outside, the rear garden was professionally landscaped during May–June 2023, featuring new fencing and an automated irrigation system, creating a private and low-maintenance outdoor space.

A standout feature of the home is the acoustically isolated audio studio, offering excellent sound separation from the main house — ideal for music practice, creative pursuits, or conversion into a private cinema room. The detached annex, completed to a high standard, provides exceptional flexibility. Constructed from brick and breezeblock with double glazing throughout, it comprises two bedrooms, a living area, a fully equipped kitchen with induction hob, fridge freezer, dishwasher, microwave, extractor, and its own combi boiler. A modern shower room, burglar alarm,



and discreet plumbing for a washer/dryer further enhance its practicality, making it ideal for extended family, guests, or rental potential. With ample off-street parking, landscaped gardens, and a wealth of modern upgrades, this superb home delivers versatile living in one of the area's most desirable residential settings.

Wellesley Avenue is a quiet and highly regarded residential road located in the heart of Iver, a popular Buckinghamshire village offering an excellent balance of countryside charm and commuter convenience. The area is particularly well suited to families, professionals, and those seeking a peaceful setting while remaining well connected. Iver benefits from excellent transport links, with Iver Elizabeth Line station providing fast and direct services to London Paddington, Canary Wharf, the City, and Heathrow Airport, making it ideal for commuters. Road users enjoy easy access to the M4, M25, and M40, connecting to London, the Home Counties, and beyond. The village offers a range of local amenities, including shops, cafés, restaurants, and traditional pubs, while nearby Langley, Uxbridge, Gerrards Cross, and Windsor provide more extensive shopping, leisure, and dining options. The area is well served by a selection of highly regarded schools, both state and independent, adding to its strong family appeal. Surrounded by open green spaces, woodland, and countryside walks, including the Colne Valley Regional Park, Iver is ideal for those who enjoy outdoor activities and a semi-rural lifestyle. Despite its tranquil atmosphere, the village remains exceptionally well connected, making it one of the most desirable locations in the area.



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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4 Wellesley Avenue

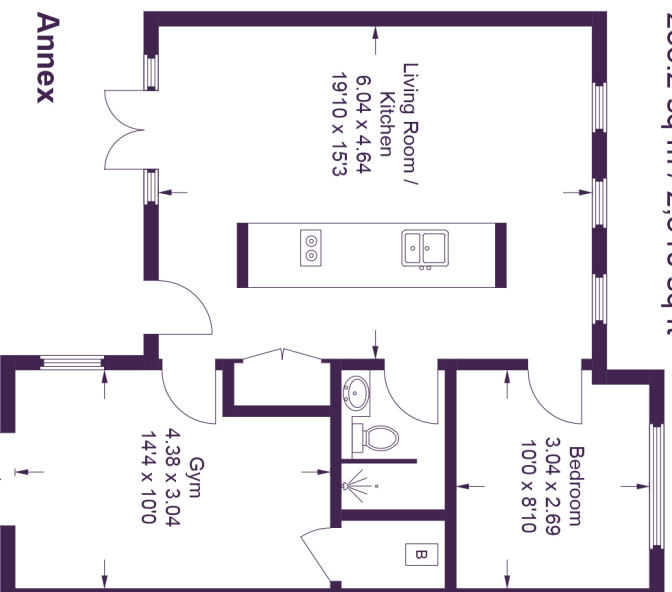
Approximate Gross Internal Area

Ground Floor = 102.8 sq m / 1,106 sq ft

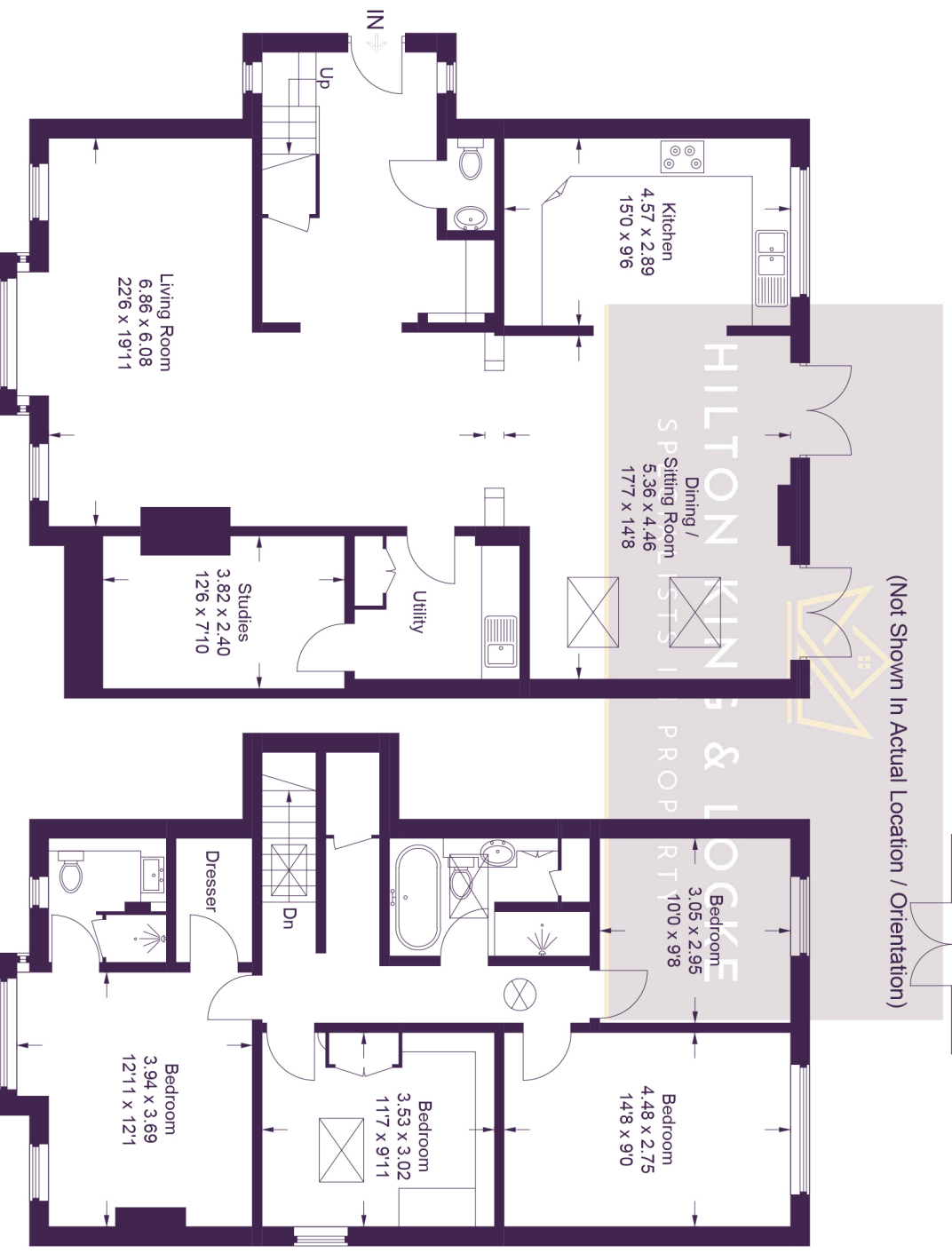
First Floor = 74.5 sq m / 802 sq ft

Annex = 55.9 sq m / 602 sq ft

Total = 233.2 sq m / 2,510 sq ft



(Not Shown In Actual Location / Orientation)



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.