



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



14 The Poynings, Iver, Buckinghamshire. SL0 9DT.

£800,000

THREE BEDROOM SEMI* *OWN DRIVE* *EXCELLENT SIZED GARDEN* *WALKING DISTANCE TO CROSSRAIL STATION*

Hilton King & Locke are pleased to bring to the market this truly exceptional three/four-bedroom semi-detached thatched roof family home that has been extended by the current vendor. The accommodation amounts to 1,593 sq ft and features includes a modern kitchen/dining/family lounge with doors overlooking the lawned garden with a patio area and a separate study room to the front that could be used as a bedroom.

Upon entering the property, there is an extended hallway with a door leading to the first reception room that is situated at the front of the property which has a front aspect window. This property also has the added benefit of a study that could be used as an additional bedroom or playroom.

The combination of the porch and hallway means that this family home is kept warm in the winter and cool in the summer. Also accessed from the hallway is the main family room with a fireplace. This fabulous room has an abundance of light giving it an airy feel. This room opens into the private rear garden.

The kitchen, which benefits from eye and base level units and an integrated cooker. This room is connected to a very convenient space for a dining table and chairs as well as a down stairs W/C.

Moving to the first floor there are three excellent sized bedrooms which need to be seen, to be fully appreciated. All the bedrooms benefit from fitted wardrobes. The family bathroom additionally has the benefit of a bath and shower.

To the front of the property, there is plenty of parking with side access to the private lawned garden. The garden is a good size and is mature and low maintenance. The Garden benefits from a patio area area which is perfect for alfresco dining in the summer.



THE AREA

The property is located within walking distance of various local amenities and to Iver train station which is operated by the Great Western Railway conducting journeys to London Paddington and Oxford. The services are also 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 too. 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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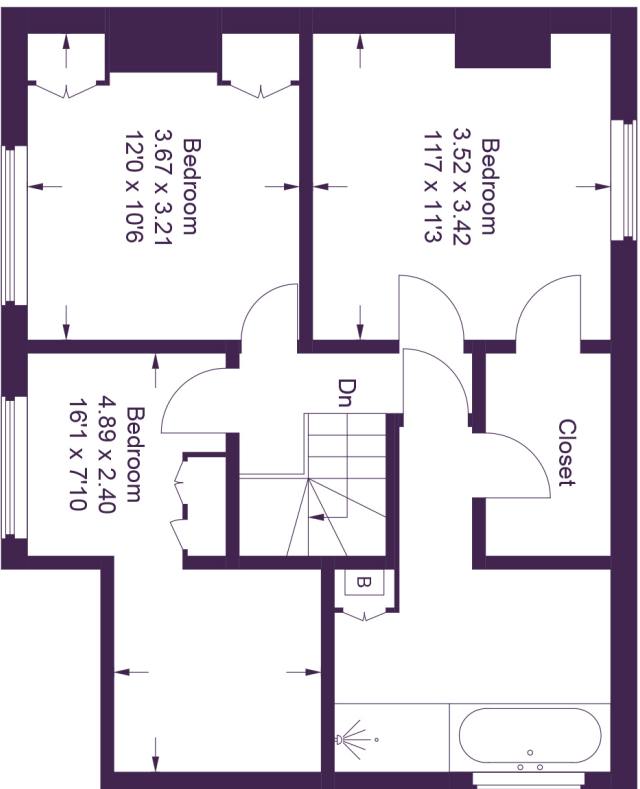
14 The Poynings

Approximate Gross Internal Area

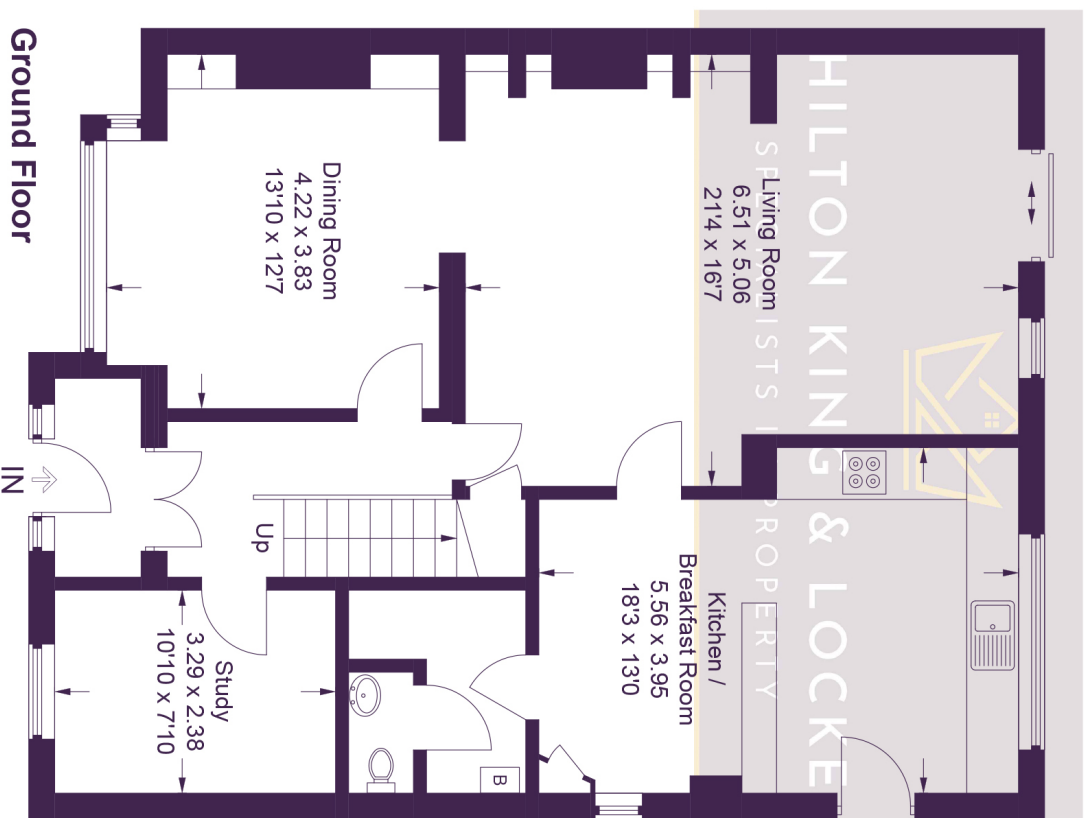
Ground Floor = 92.8 sq m / 999 sq ft

First Floor = 55.2 sq m / 594 sq ft

Total = 148.0 sq m / 1,593 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.