



HILTON KING & LOCKE

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Cadova Church Road, Iver Heath, Buckinghamshire. SL0 0RD.

OIEO £899,950 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful FIVE-bedroom home that boasts 2,280 sq ft.

This remarkable detached house offers a harmonious blend of spacious interiors and lush outdoor spaces with a myriad of impressive features, this property redefines indoor and outdoor comfortable living space.

Upon entering the property that is set back from the road you are greeted by ample parking spaces for multiple cars, providing convenience for both residents and guests as well as side access to the well-maintained garden. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring two elegantly designed reception rooms that provide a versatile space for relaxation and entertainment.

The well-appointed kitchen/dining room boasts integrated appliances and connects seamlessly to a utility room, catering to modern convenience and functionality providing access to outside with bi folding doors that really bring the outside in and entertainment space. Underfloor heating is radiator free with a luxurious warm feel under foot. A downstairs W/C adds to the convenience of daily living.

Ascending to the upper level, three double and a single bedrooms await, with the family bathroom, featuring both a shower and a free standing bath with underfloor heating. Three bedrooms have ample space for wardrobes with ample storage space as well as plenty of other storage options in the eves, loft and under stairs.

An exciting feature of the property is the master bedroom that is another addition completed by the current vendors that overlooks the picturesque surroundings, offering a private oasis for relaxation. This bedroom also comes with sky lights that provide an abundance of light into this cosy room and an en-suite shower room with equally impressive amenities that serves both functionality and comfort.

A unique feature of this property is the master bedroom with large



rainfall shower room ensuite and underfloor heating. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The outdoor area is a paradise, with a patio area and space to relax and entertain. Garden seating area with space for a garden room. Outdoor power for a hot-tub and garden lighting. A storage shed outbuilding adding to the property's allure that could be used as a gym or home office. This large room adds to the property's potential for diverse uses.

In conclusion, this detached house offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect. The property was fully renovated in 2017.

Iver Heath is located in the county of Buckinghamshire, South east England, three miles west of the major town of Uxbridge, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Langley train station (Crossrail/Elizabeth line) with car-park and trains to London, Paddington, and Reading. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Heath has an excellent choice of state, grammar and independent schools as part of Buckinghamshire catchment area.

The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centres of Gerrards Cross and Slough are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.



#### Important Notice

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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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# Cadova Church Road

Approximate Gross Internal Area

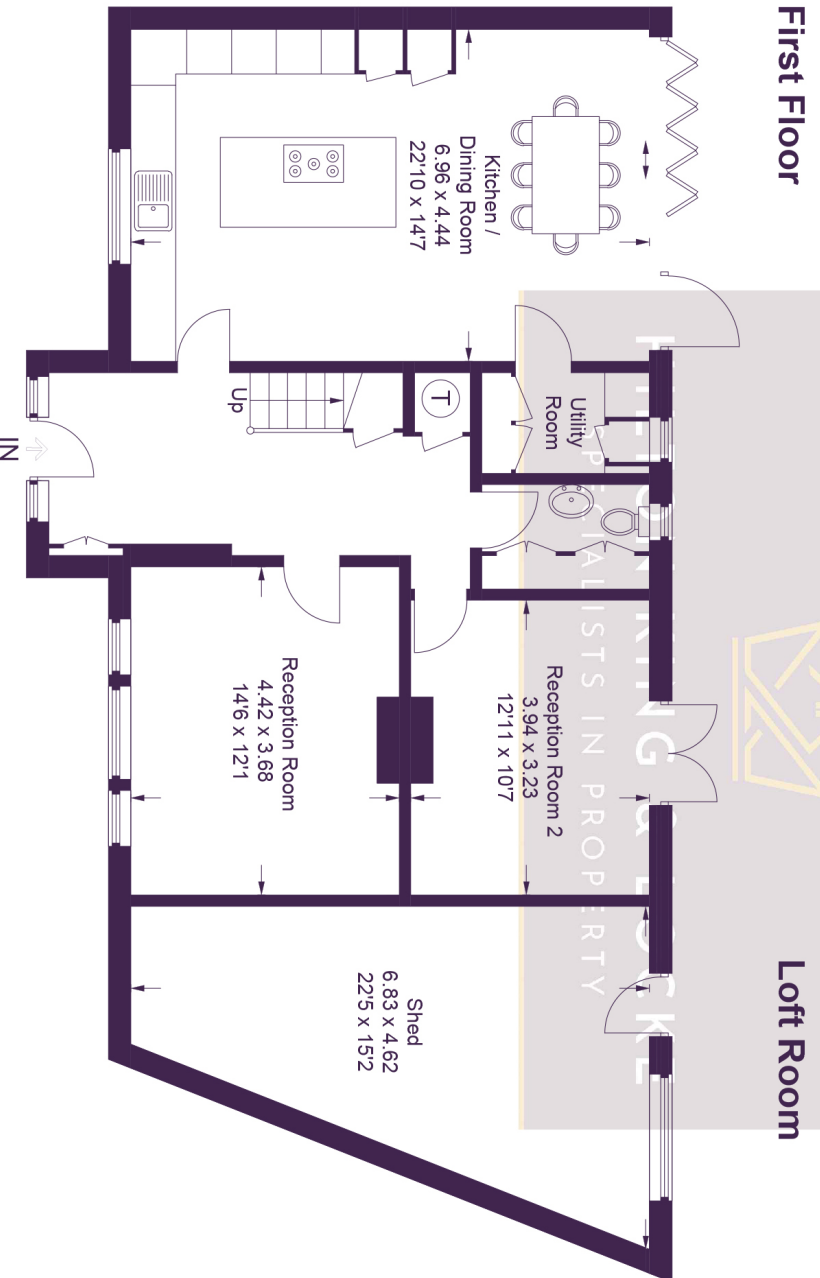
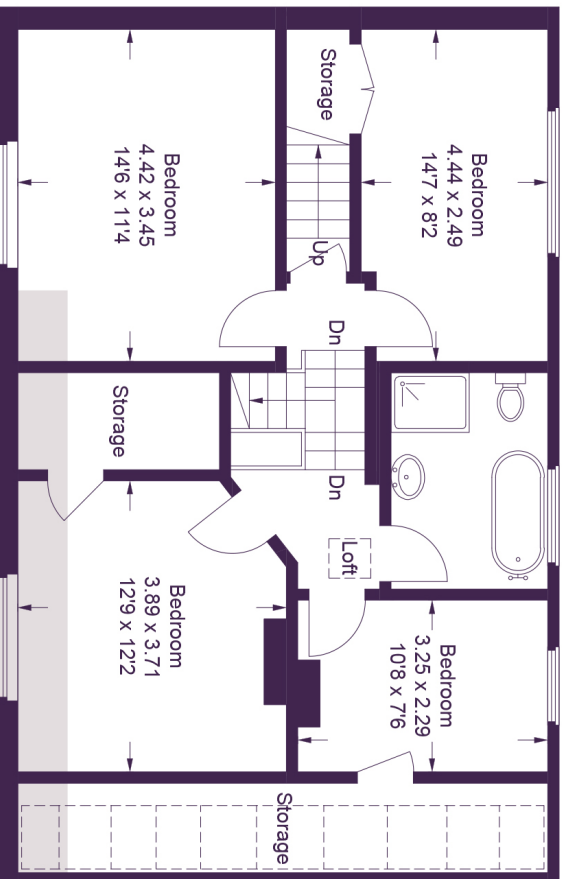
Ground Floor = 84.3 sq m / 907 sq ft

First Floor = 80.2 sq m / 863 sq ft

Loft Room = 24.9 sq m / 268 sq ft

Shed = 22.5 sq m / 242 sq ft

Total = 211.9 sq m / 2,280 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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