



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



7 Bathurst Close, Iver, Buckinghamshire. SL0 9AB.

£1,100,000 Freehold

- ▣ Contemporary styling to a high standard
- ▣ Stunning fitted kitchen
- ▣ Excellent location with easy reach of amenities
- ▣ Must be viewed!
- ▣ Off street parking for 4 cars

Hilton King & Locke are pleased to bring to the market this stunning three/ four-bedroom detached house that has been built to an extremely high standard. Situated within this quaint and peaceful private cul-de-sac. Internally the cleverly designed interior is presented to a very high standard and has a contemporary feel with lots of natural light shining throughout the whole house.

This is the perfect family home not only because of its location and proximity to Ivers Crossrail station but also because of its stunning interior. If you are looking for a property that you can just move into, please call us now to avoid disappointment.

This family home benefits from a brand new superb, fitted kitchen featuring two double ovens, gas hob and microwave, plus integrated dishwasher, washing machine, fridge freezer and wine cooler. The kitchen also has the added benefit of an island in the centre of the kitchen that makes a perfect breakfast bar with storage all the way around. The ground floor also consists of a front aspect double bedroom/ study so has an abundance of light giving this room an airy feel.

Leading down from the hallway you have access to the rear family living room with plenty of space for a dining room that is a very good size at 28'9x15'9. This room offers views over the landscaped garden that is paved and has astroturf. The bi folding doors really do bring the outside in and complement this



property perfectly. The low maintenance well maintained garden is good size for entertaining and for alfresco dining in the summer months. A downstairs WC and integral garage with power to finish the downstairs.

Leading Upstairs there is a 15'10 x 13'3 master bedroom with an en-suite shower room and a range of built-in wardrobes. Also, to the first floor there are two further bedrooms with bedroom two benefiting from an abundance of fitted wardrobes providing ample floor space. The four-piece family bathroom is fitted with a high-quality modern suite.

The private rear garden is a good-size and low maintenance which has a patio area and Astro turf with outhouse that has power and light.

A viewing is a must to avoid disappointment!

LOCATION

This property is located close to a variety of local amenities and is situated a short walk from Iver train station where the Cross Rail link is now active - this provides a line to Heathrow and a fast service into London. This station is also part of the new Elizabeth Line.

The village of Iver has various other facilities including shops, pubs, and restaurants as well as Black Park and Langley Park. Uxbridge is close by where there is a larger shopping centre with multiplex cinema and an Underground train station.

There are many good state and independent schools in the surrounding area. The property is also within easy access of the M4, M40 and the M25 motorway networks.



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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7 Bathurst Close

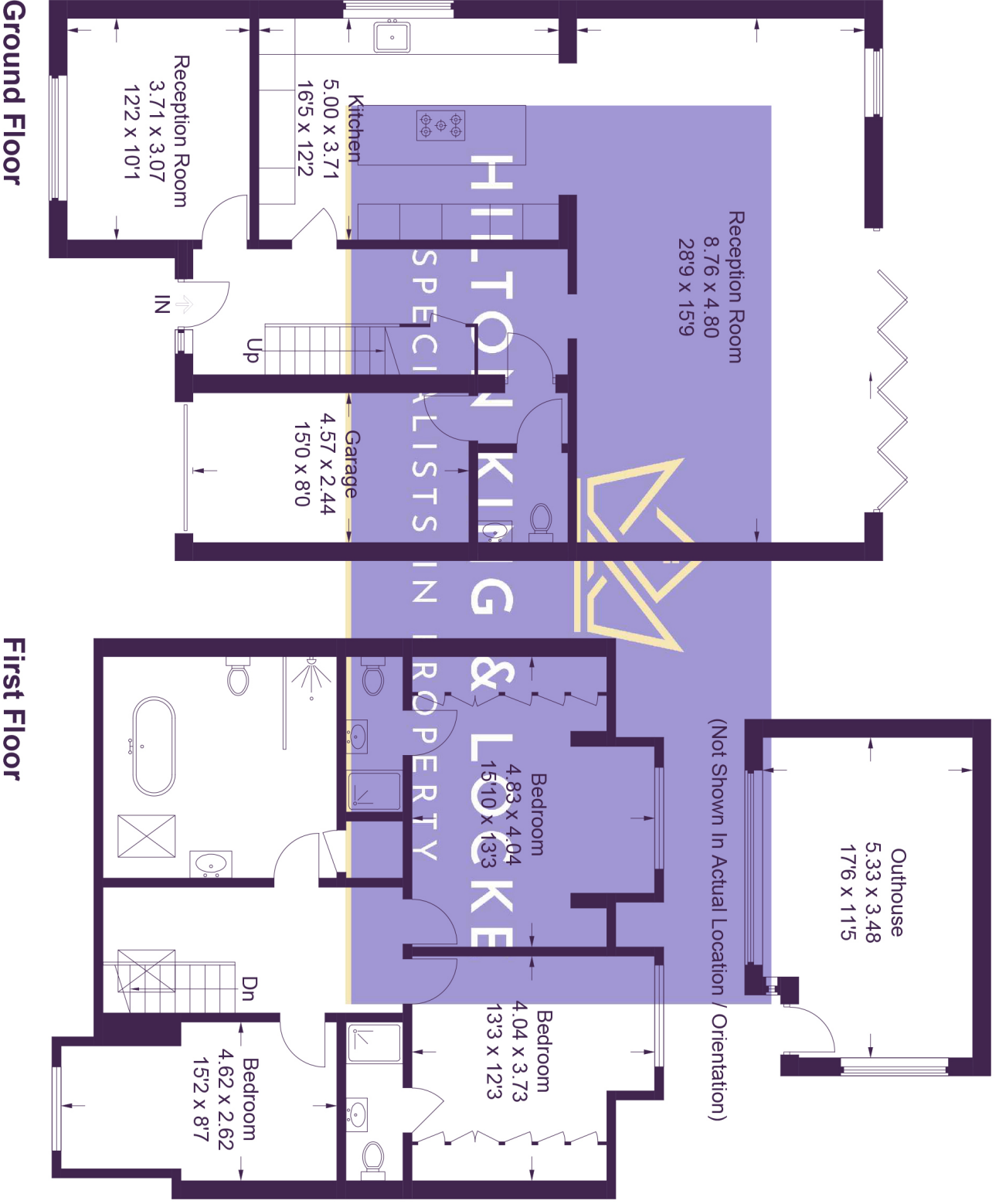
Approximate Gross Internal Area

Ground Floor (Including Garage) = 106.8 sq m / 1,150 sq ft

First Floor = 78.4 sq m / 844 sq ft

Outhouse = 18.0 sq m / 193 sq ft

Total = 203.2 sq m / 2,187 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.