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23 Colne Orchard, Iver, Buckinghamshire. SL0 9NA.

£485,000 Freehold

A well presented three bedroom bay fronted family home situated in a quiet cul -de -sac, which is only a short walk to the village and therefore it's amenities, shops, and also Infant and Junior schools. The property is also approximately 1 mile from Iver Station, which is now part of the Elizabeth Line (cross rail).

Accommodation on the ground floor includes a 15'5 x13'3 bay fronted living room, a 10'1 x 10' dining room, and a rear aspect kitchen.

The cosy living room offers a front aspect and leads directly to the dining room, which in turn has french doors leading out to the garden and also gives you direct access to the kitchen, with its modern eye and base level units.

Upstairs is a 13'7 x13'3 master bedroom with built in wardrobes, a rear aspect 13'7 x 8'7 second bedroom which again offers built in wardrobes, a side aspect 8'4 x 8'2 bedroom three, and a family bathroom.

Outside and to the front is an enclosed garden with off street parking, and to the rear is a lovely rear garden with a patio, pergola and lawn.

THE AREA

Iver is a semi rural village situated between Uxbridge and Slough.

The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily



accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys.

The area is well served for sporting facilities with The Buckinghamshire, and Gerrards Cross/Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.

Nearby Iver Heath has beautiful surrounding countryside including Black Park and Langley Park that has an excellent network of footpaths and bridleways. The famous Pinewood Studios also features a cinema.

This property is situated around 1 mile from Iver Train Station, which is on the cross rail route, where journey times are greatly reduced into London, with Iver to Paddington in 22 minutes, and Iver to Liverpool Street in 33 minutes.



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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23 Colne Orchard

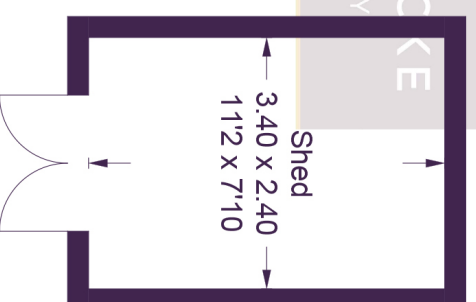
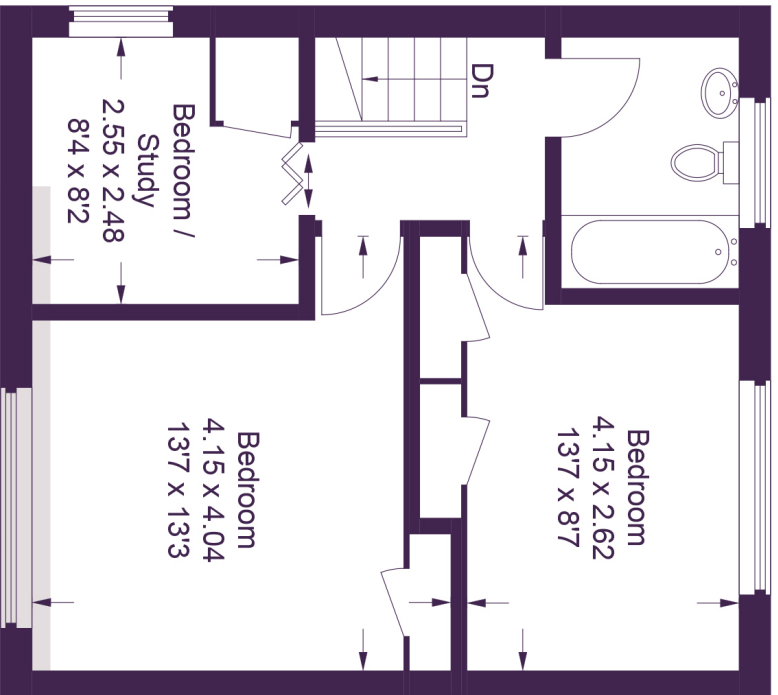
Approximate Gross Internal Area

Ground Floor = 43.4 sq m / 467 sq ft

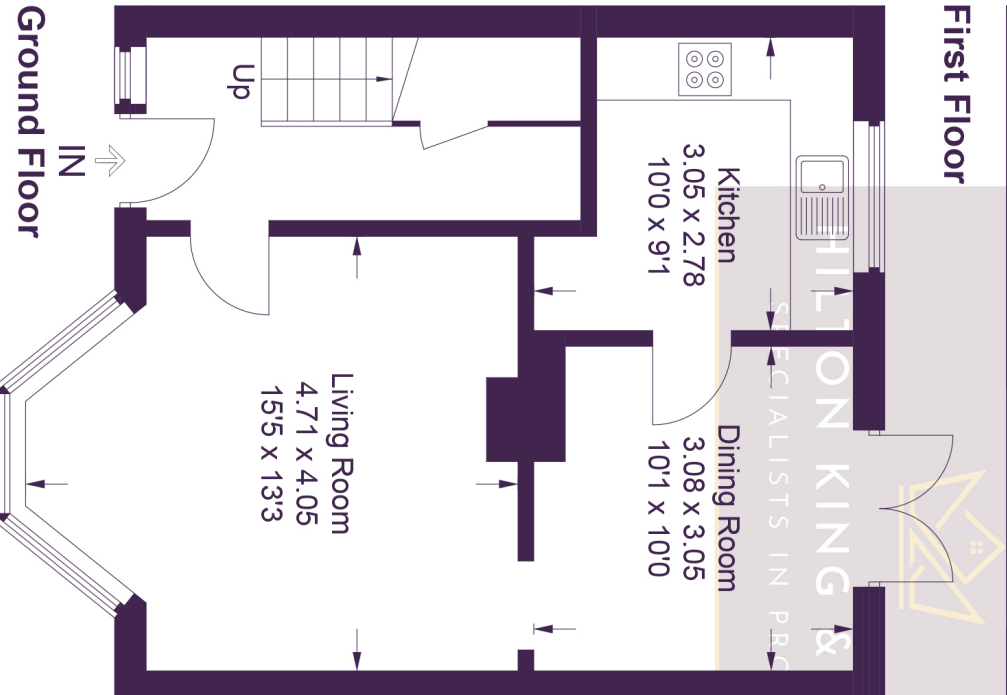
First Floor = 40.8 sq m / 439 sq ft

Shed = 8.2 sq m / 88 sq ft

Total = 92.4 sq m / 994 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.