



HILTON KING & LOCKE
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80 Thorney Lane North, IVER, Buckinghamshire. SL0 9LR.

£400,000 Freehold

Beautifully Presented & Extended Two-Bedroom Home within Walking Distance of Iver Station & Crossrail (Elizabeth Line) Situated in a convenient and sought-after location, this well-maintained and thoughtfully extended two-bedroom mid-terrace home is just a short walk from Iver Station, offering direct access to the Elizabeth Line for swift connections into Central London.

Upon entering, you're welcomed by a practical entrance porch that leads into a bright and spacious 14'1 x 11'7 living room, ideal for relaxing or entertaining. To the rear, the home boasts a generous 14'1 x 7'11 kitchen/breakfast room with direct access to the rear garden, complemented by a versatile 10' x 8'10 playroom, also offering garden access – perfect for families or those working from home.

Upstairs, the property continues to impress with a bay-fronted master bedroom measuring 14' x 12' and featuring fitted wardrobes. A second 8'7 x 8'2 bedroom overlooks the garden and is served by a well-appointed family bathroom.

Externally, the home offers off-street parking to the front, while the rear garden is a fantastic size – complete with a patio area perfect for al fresco dining, entertaining, or simply relaxing in the sunshine.

Location Nestled in the charming semi-rural village of Iver, the property benefits from local shops, amenities, and beautiful countryside surroundings, including Black Park and Langley Park, which are ideal for walking, cycling, and outdoor recreation. The nearby towns of Uxbridge, Slough, and Gerrards Cross offer a wider range of shopping, dining, and leisure facilities. Excellent transport links include the M25 (J16), M40 (J1A), and M4 (J5), providing easy access to Central London, Heathrow, and Gatwick Airports. Families will appreciate the area's highly regarded schooling options, including state and independent schools such as Dr Challoner's Grammar School and Dr Challoner's High School. For leisure enthusiasts, there are multiple golf courses



nearby including Richings Park, The Buckinghamshire, and Stoke Park, as well as tennis clubs in Gerrards Cross and Beaconsfield, and horse racing at Windsor, Sandown, and Kempton Park. Transport Highlights: Iver Station (Elizabeth Line to London Paddington in approx. 31 minutes) Gerrards Cross (Chiltern Line to London Marylebone in approx. 25 minutes) Uxbridge (Metropolitan & Piccadilly Lines to Baker Street in approx. 38 minutes) M25/M40 within 4 miles Heathrow Airport approx. 8.5 miles Central London approx. 20 miles



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.



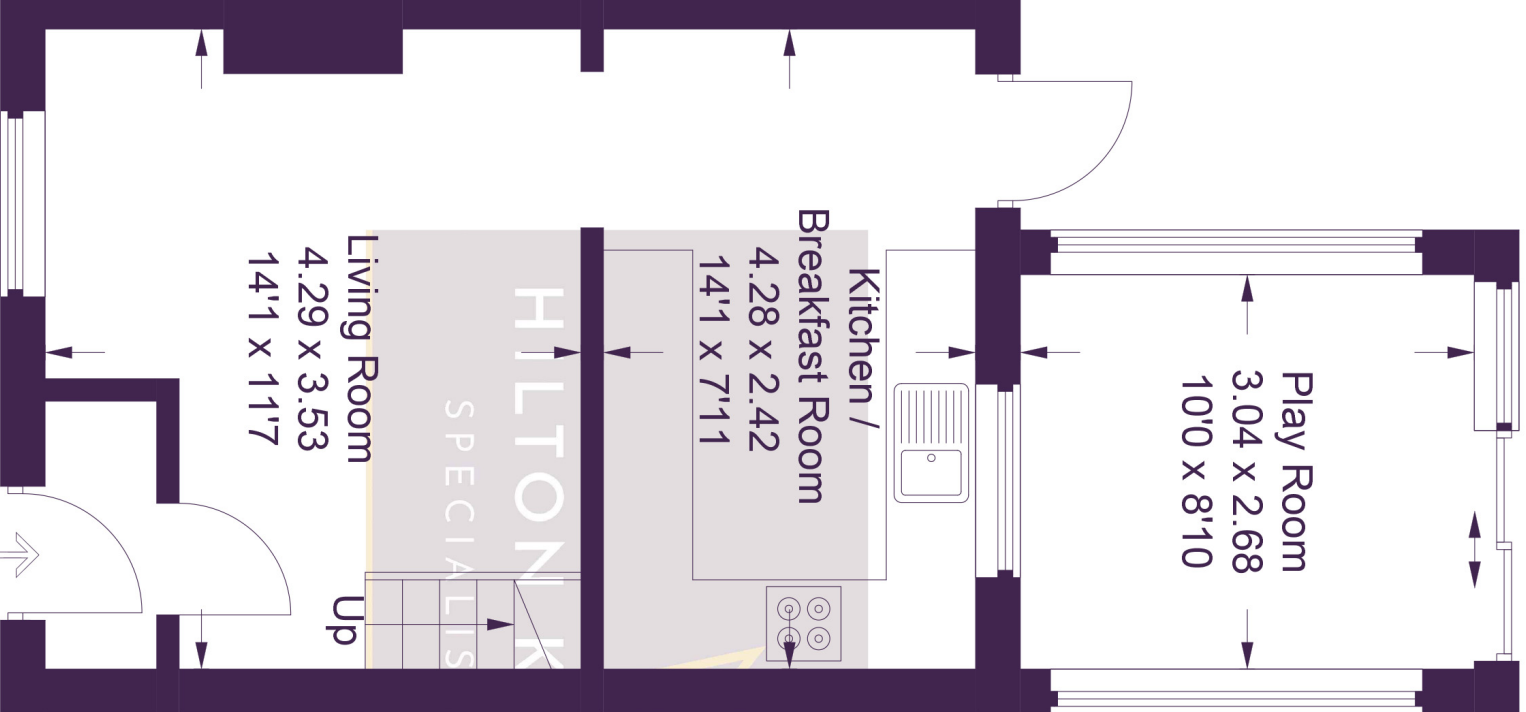
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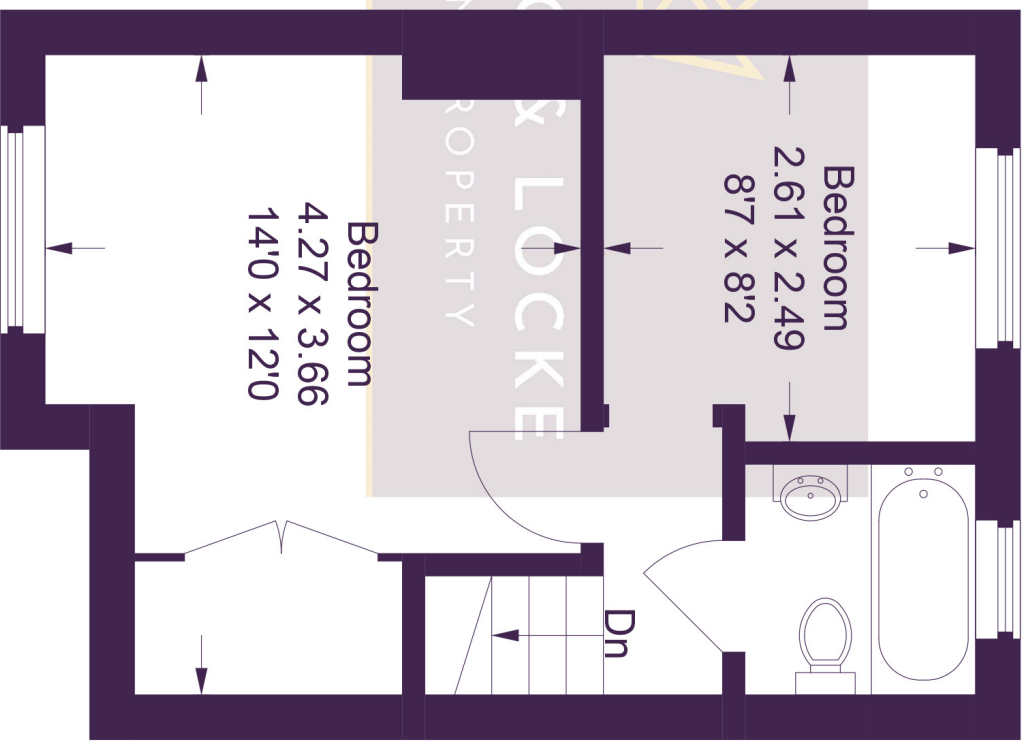
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Approximate Gross Internal Area
Ground Floor = 36.2 sq m / 390 sq ft
(Including Play Room)
First Floor = 25.7 sq m / 277 sq ft
Total = 61.9 sq m / 667 sq ft



Ground Floor



First 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.

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