



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Edithna, Church Road, Iver Heath, Buckinghamshire. SL0 0RW.

Offers in Excess of £700,000 Freehold

THREE/FOUR BEDROOM CHARACTER SEMI WITH 1267 SQUARE FT OF ACCOMMODATION

WITH POTENTIAL TO EXTEND (SUBJECT TO USUAL CONSENTS)

LARGE FRONTAGE AND GOOD SIZED, SOUTH FACING REAR GARDEN

ADAPTABLE GROUND FLOOR ACCOMMODATION

PRESENTED TO A HIGH STANDARD

Edithna is a superb family home providing excellent family accommodation and also lots of character. This stunning three/four bedroom semi is presented to a high standard, and therefore we strongly recommend an internal viewing.

The property is set well back from Church Road via a large front garden which provides parking for multiple vehicles. As you enter the property you are greeted by a good sized and adaptable ground floor, which includes an entrance hall, cloakroom, utility room, and a 14'5 x 11'3 living room that has a front aspect window, fitted storage units and a Victorian style cast iron fireplace.

Further along the hall is a 14'5 x 11'1 dining room, which has french doors leading to the garden that also gives direct access to the kitchen, which in turn offers plenty of modern eye and base units and also views over the garden to the rear. Completing this floor is a study which could also be used as bedroom four, and this great room also has french doors that lead out to the garden.

Upstairs are three excellent bedrooms, all measuring over 14ft in length. Bedroom one is 14'4 x 11'2, bedroom two 14'6 x 8'10 and bedroom three is some 14'2 x 7'10. The stylish family bathroom offers a feature freestanding bath with a separate



shower cubicle.

Externally and to the rear, is a south facing garden which has a composite decking area, and is mainly laid to lawn with close board fencing to the sides.

Church Road offers easy access to local shops, bus routes, M40, M25 and M4, as well as local bus links to Uxbridge shopping centre.

Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities. The property is perfectly situated close to beautiful woodland walks at Black Park and Langley Park which are ideal for families and dog walkers.

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. Also nearby Iver and Langley Stations will both shortly join the pending Crossrail route.



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 (whether in writing or otherwise) 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.

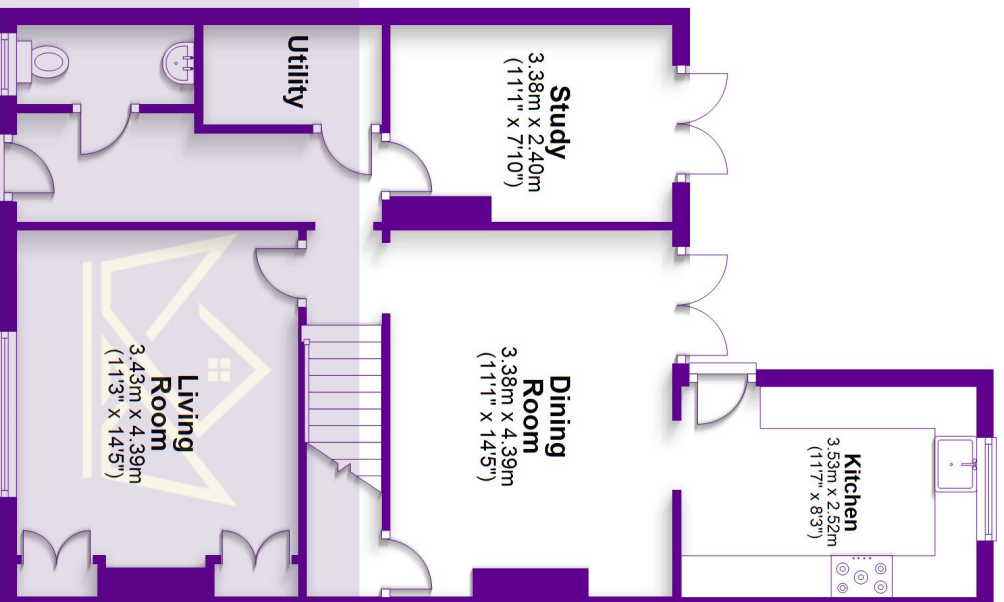


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Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)

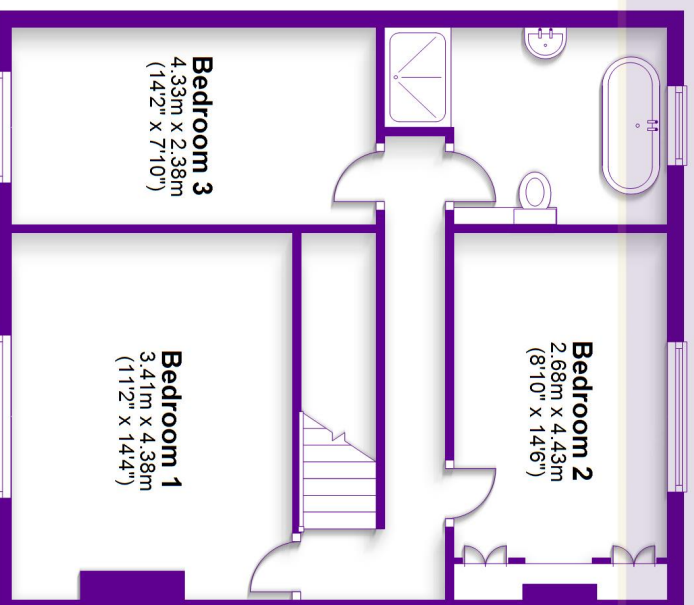


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SPECIALIST PROPERTY

First Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



Total area: approx. 117.8 sq. metres (1267.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages & outbuildings.
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