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Pinewood Green, Iver Heath, Buckinghamshire. SL0 0QH.

Offers in Excess of £800,000 Freehold

A beautifully presented four bedroom, two bathroom, two reception extended semi, situated in sought after Pinewood Green, Iver Heath.

This property is perfect for a growing family as adaptable and spacious accommodation sits at a very impressive 2223 square ft!.

As you enter the ground floor of this family home you are straight into a great sized entrance hall, that gives you direct access to the kitchen/dining room, playroom, cloakroom and the integral garage. The living room is accessed from either the kitchen or playroom.

The excellent sized 22'3 x 20'7 kitchen/diner is a fantastic space for all to enjoy, has extensive modern kitchen units, space for a large table and therefore the ability to formally dine in, plus it has a delightful twin rear aspect, overlooking the garden.

The 21'11 x 12' living room has french doors that lead out to the garden, and gives you access to the bay fronted study/playroom. Completing this floor is a cloakroom, and also a utility, which is located off the kitchen. The utility also gives you direct access to the garden.

Upstairs, is the superb master suite which includes a 15'3 x 14'11 bedroom with a feature bay fronted window, dressing area and ensuite shower room. Three more well proportioned bedrooms await, plus a contemporary styled family bathroom.

Further impressive features to note are the tiled flooring in the bright and airy hallway, which is helped by the double doors leading to the kitchen. There is high quality wooden flooring in both the living room and study, and with regards to the kitchen, there is a butler sink, integrated double oven, a dishwasher and double fridge freezer. The utility compliments the kitchen perfectly, with the same shaker style eye and base level units,



and has space for the washing machine and dryer.

Outside and to the front, is a paved, wall enclosed frontage that provides parking for numerous vehicles in front of the 16'6 x 15'9 garage.

To the rear is a delightful rear garden which is also fairly low maintenance, and has a patio, is mainly laid to lawn and with fencing to all sides. The spacious patio is perfect for alfresco dining as has space for a table and BBQ. There is also access to the garage via its side door.

THE AREA

Pinewood Green is situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities.

As a Pinewood resident, there is a free weekly bus service to surrounding stations by Pinewood Film Studios. There is also easy walking access to the 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.

Uxbridge Tube Station is around 2 miles away, with Iver Station (and therefore the Elizabeth Line/Crossrail) under 3 miles away.



Important Notice

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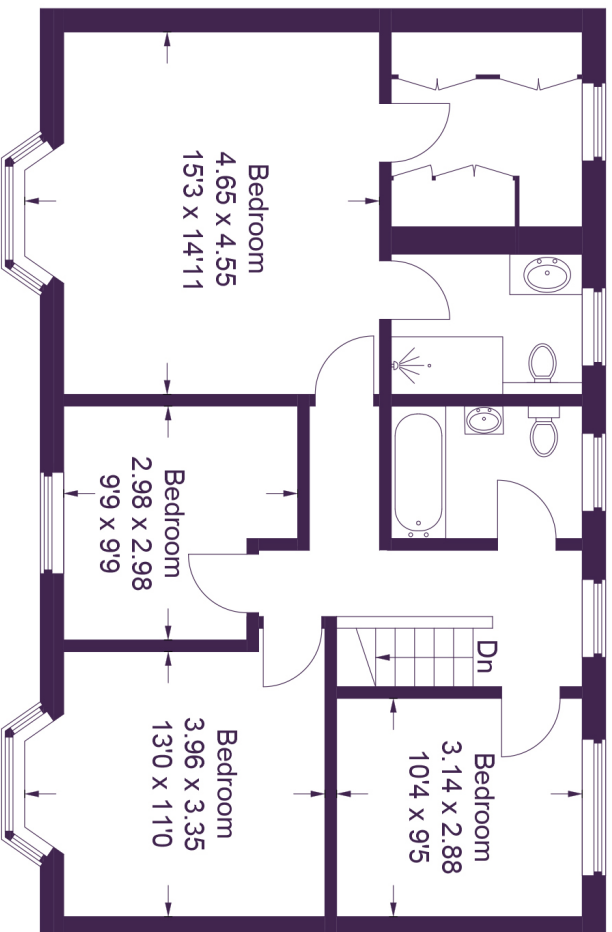
118 Pinewood Green

Approximate Gross Internal Area

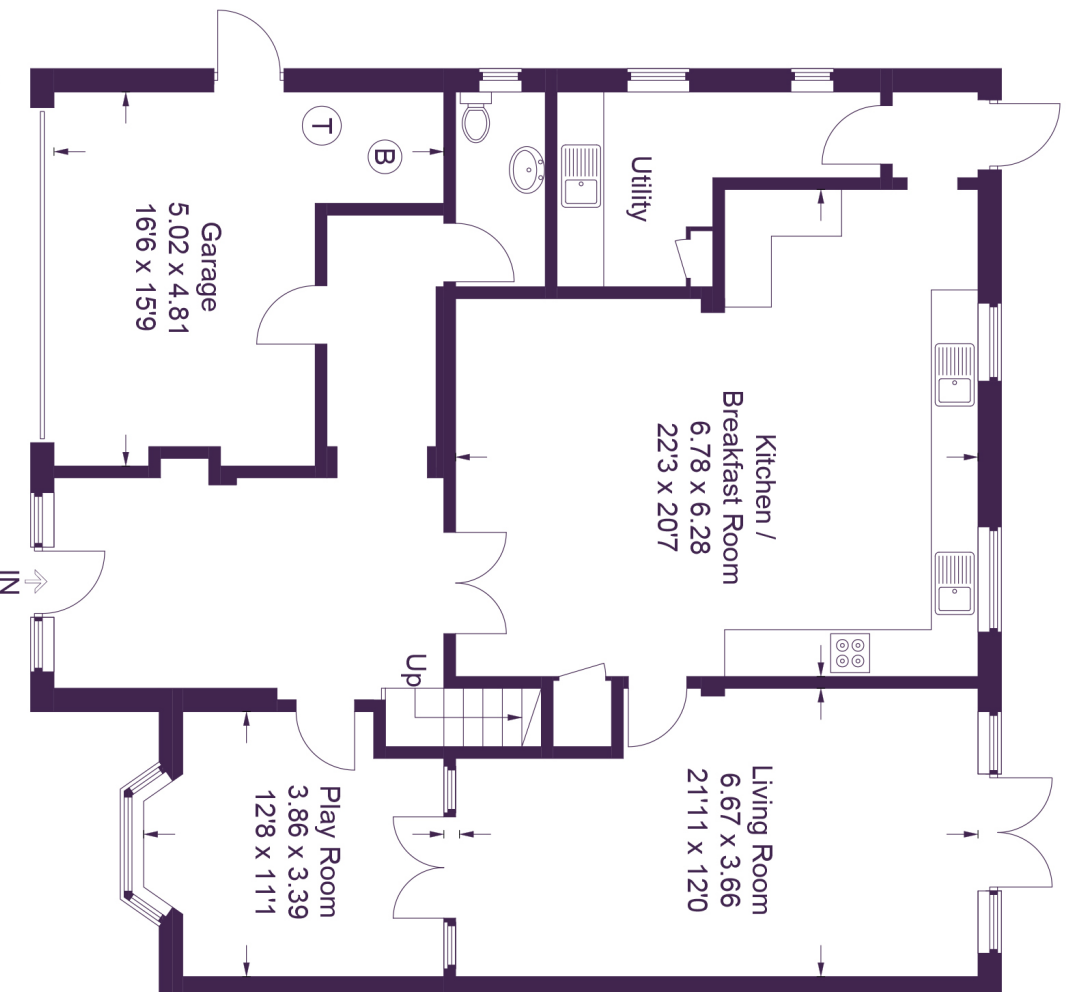
Ground Floor = 129.6 sq m / 1,395 sq ft

First Floor = 76.9 sq m / 828 sq ft

Total = 206.5 sq m / 2,223 sq ft



First Floor



Ground 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.