



**HILTON KING & LOCKE**  
SPECIALISTS IN PROPERTY



19 Colborne Close, Iver, Buckinghamshire. SL0 0AF.

£895,000 Freehold

### Spacious Four-Bedroom Semi-Detached House with Off-Street Parking and Carport

Hilton King & Locke are pleased to bring to the market this beautifully presented four-bedroom semi-detached house situated within this quaint and peaceful development which includes a picturesque communal green for all residents to enjoy.

Nestled in a quiet cul-de-sac this remarkable semi-detached house offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living. Upon entering the property that is set back from the road you are greeted by three parking spaces and a car port providing convenience for both residents and guests. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere. This well-presented, modern semi-detached home offers comfortable living across two floors.

A unique feature of this property is the flexible downstairs bedroom that can easily transform into a serene office space. This bedroom would be perfect for guests as it has the added benefit of an ensuite shower room and wall length fitted wardrobes. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free. This property also benefits from a downstairs W/C.

The well-appointed kitchen boasts integrated appliances and a moveable island. This room has plenty of storage and connects seamlessly to a utility room, catering to modern convenience and functionality. The open plan living room is bright and airy and provides more than enough floor space for a sofa, coffee table and family dining table with the added benefit of a fireplace. This room is a wonderful family space to unwind and spend time together. This property also benefits from shutter blinds throughout.

Leading upstairs, the property features three spacious bedrooms with bedroom four having the added convenience of wall length mirrored wardrobes leaving ample floor space for free standing furniture. The master is a fantastic size and provides an abundance of floor space for free standing furniture. This room benefits from an ensuite bathroom for added luxury. The modern family bathrooms completes the upstairs.

The outdoor area is a paradise, with views onto paddocks adding to this property's allure. My current vendors have extended the patio area as well as a decking area that is the ideal space for entertainment and relaxation. The properties exterior has just been painted by the current vendors.

In conclusion, this family house offers an extraordinary opportunity to





embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect. Perfectly positioned for easy access to local amenities, transport links, and schools, this home is ideal for families or those looking for a comfortable, modern living space.

#### THE AREA

Located just off Swallow Street is a popular residential road situated within sought after 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 within two miles are Iver and Langley Station, that both benefit from the 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 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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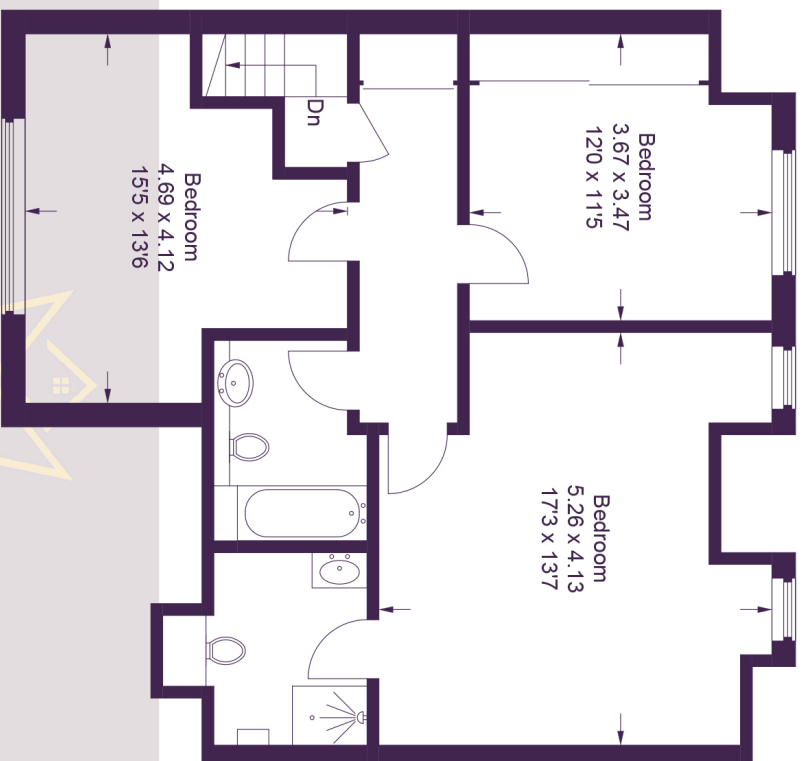
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Approximate Gross Internal Area

Ground Floor = 79.4 sq m / 855 sq ft

First Floor = 73.5 sq m / 791 sq ft

Total = 152.9 sq m / 1,646 sq ft



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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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