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SPECIALISTS IN PROPERTY



Thornbridge Road, Iver Heath, Buckinghamshire. SL0 0QD.

Offers in Excess of £900,000 Freehold



A chance to purchase a quite beautiful 1975 square ft, four-bedroom detached character property which is offered for sale in excellent condition throughout.

This property has been the subject of major improvement and modernisation by the present vendor, and therefore coupled with its excellent location, we urge you to contact us to register your interest as soon as possible, to avoid disappointment.

This lovely family home is situated in most sought after Thornbridge Road and walking distance to local shops and amenities, which include a Co-op, Chemists and a Doctors Surgery.

Internal accommodation includes a 26' x 12'5 bay fronted living room, which also offers a delightful double aspect. This space has folding doors which takes you through to the rear aspect dining room. The dining room has great views of the garden, plus also gives you access to it, as there are french doors. The 20'5 x 10'11 kitchen can be accessed directly from either the main hall or the diner, and features bespoke units, granite work surfaces and a breakfast bar.

Some unique and standout features of this property are the integrated water sprinkler system that is integrated into the lawn as well as underfloor heating in the study and downstairs bathroom. This property really has it all.

Completing this floor is a front aspect study that could be used as an additional bedroom and a modern shower room.

Upstairs, the stunning master suite includes a 17'11 x 9'11





bedroom, a dressing area plus a stylish ensuite shower room. Bedroom two measures 12'6 x 12'2, offers a double aspect and fitted wardrobes, while bedroom three is an impressive 16'6 x 9'7. Bedroom four is another double aspect room and there is also a family bathroom on this floor.

To the outside is a carriage drive, with block paved frontage and therefore parking for some four/five cars either side of a lawned centre, and to the rear is a well kept, secluded garden of around 40ft in length, with a patio and lawn.

### 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.



#### 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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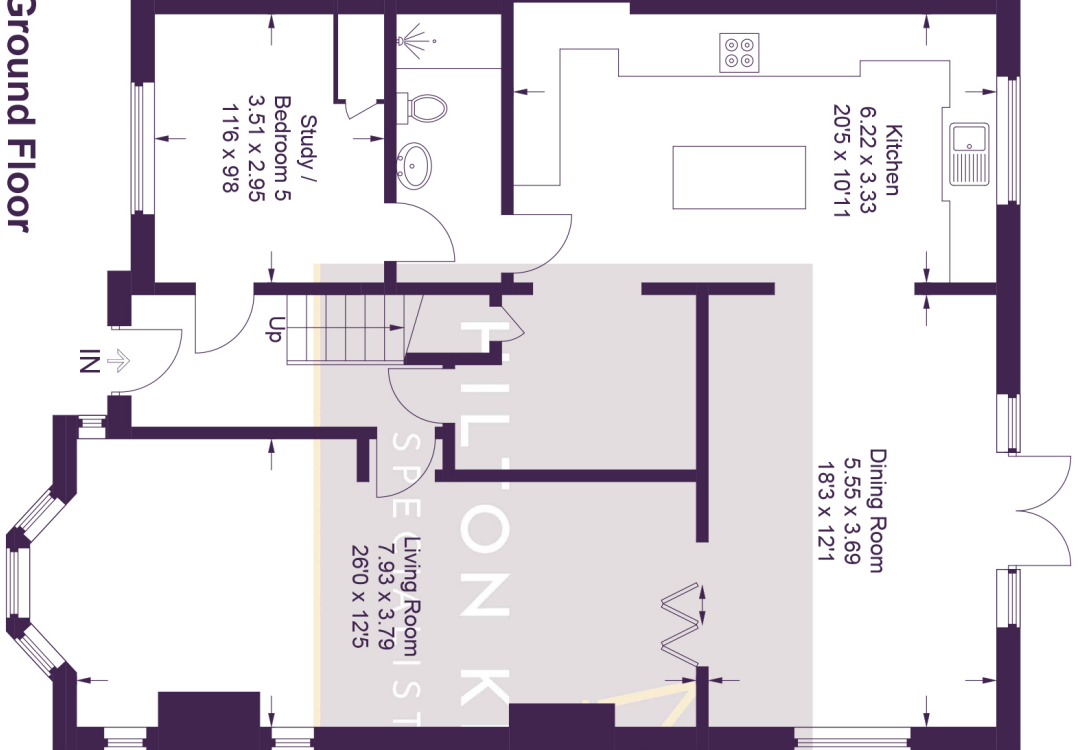
# 48 Thornbridge Road

Approximate Gross Internal Area

Ground Floor = 104.6 sq m / 1,126 sq ft

First Floor = 78.9 sq m / 849 sq ft

Total = 183.5 sq m / 1,975 sq ft



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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