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67 Bathurst Walk, Iver, Buckinghamshire. SL0 9EF.

£1,100,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful FIVE-bedroom home that boasts 2,018 sq ft. This property also comes to the market with NO CHAIN! POTENTIAL FOR EXTENSION (STPP)

Nestled in a desirable location within walking distance to Ivers Crossrail station, this remarkable Five-bedroom semi-detached family home offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living. This family home has double glazed windows throughout.

Upon entering the property that is set back from the road you are greeted by ample parking spaces for multiple cars, providing convenience for both residents and guests as well as side access to the well-maintained good-sized garden that benefits from aesthetic garden lights, large garden storage, with patio area and outdoor electrical sockets. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere. This property has luxury vinyl flooring throughout.

The abundance of natural light in the hallway creates a grand entrance with high ceiling that provides an inviting ambiance that seamlessly connects to various parts of the house. Step inside to discover the generous layout, featuring two elegantly designed reception rooms that provide a versatile space for relaxation and entertainment.

A unique feature of this property is the flexible and serene office space that can easily transform into an additional bedroom, this room has underfloor heating with smart thermostat Wi-Fi, 8 feet tall, fitted wardrobes, bespoke fitted table with cupboards. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free such as two built in storage spaces perfect for shoes and coats in the hallway.

The well-appointed kitchen boasts integrated appliances and connects seamlessly to a utility room that also has the added benefit of a sky light providing an abundance of light and a new megaflo systems, catering to modern convenience and functionality with access to outside. Further added features in the kitchen include, underfloor heating with smart thermostat - Wi-Fi, quartz worktops, designer kitchen with fitted cupboards, integrated built in appliances, American fridge/freezer /dishwasher/double oven, insinkerator hot tap, underfloor heating with smart bespoke fire safe doors, self-cleaning sky light. A separate down stairs W/C adds to daily convenience.

Two of the bedrooms are located on the ground floor. This is perfect if you have family or guests staying as one of the bedrooms benefits from a bespoke ensuite bathroom with heated towel rails. This room also benefits from underfloor heating, 8 feet tall, fitted wardrobes with drawers, designer ceiling fan and a bespoke built in bed with storage.

The second down stairs bedroom is also double in size and benefits from, underfloor heating with smart thermostat - Wi-Fi, full length window ( that can be used as door ) , attic storage and a door that provides access to the garden and driveway.

Leading upstairs to the first floor you have two double bedrooms both with underfloor



heating with smart thermostat - Wi-Fi, bespoke 8 feet tall, fitted wardrobes with drawers, designer ceiling fan, designer radiators, bespoke doors with recessed design.

Bedroom 5 benefits from views over the garden, underfloor heating with smart thermostat - Wi-Fi, designer radiators, bespoke doors with recessed design.

The tastefully deigned family shower room is fully tiled and benefits from, underfloor heating with smart thermostat - Wi-Fi, designer heated towel rails, Illuminated bathroom LED mirror + anti fog , Grohe - wall hung toilet, designer wall hung vanity unit with storage and walk-in shower.

In conclusion, this family home 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.

#### THE AREA

The property is located within walking distance of various local amenities and to Iver train station, operated by the Great Western Railway to London, Paddington and Oxford, connected via Crossrail, which will further reduce journey times. Central London is also easily accessible by road via the M40, A40, M4 and M25 and Heathrow Airport is situated only 5 miles away.

Iver has an excellent choice of state and independent schools. The area is well served for sporting facilities and the countryside, including Black Park and Langley Park. The larger centres of Gerrards Cross and Uxbridge are also close by where there are a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema.



#### Important Notice

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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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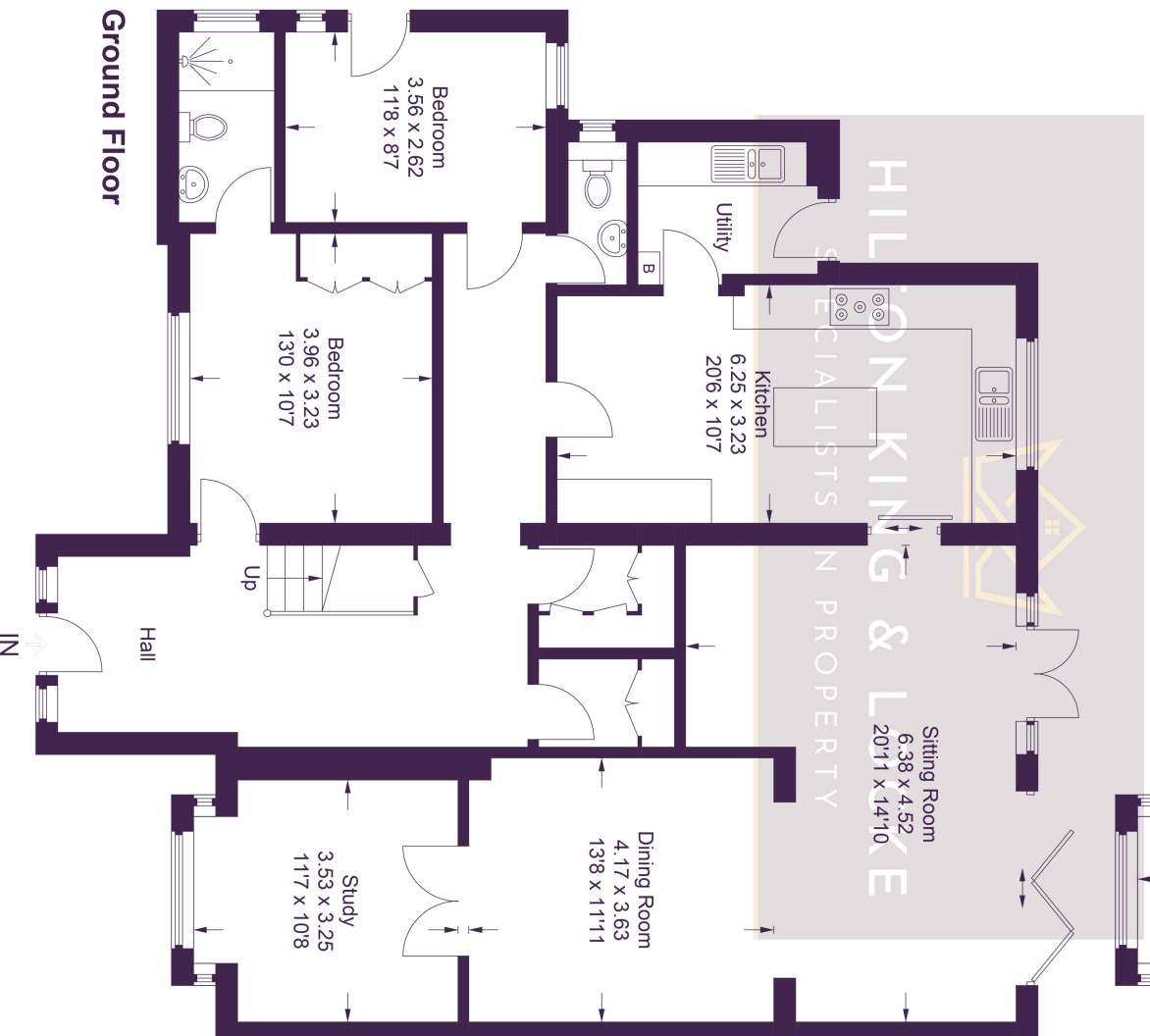
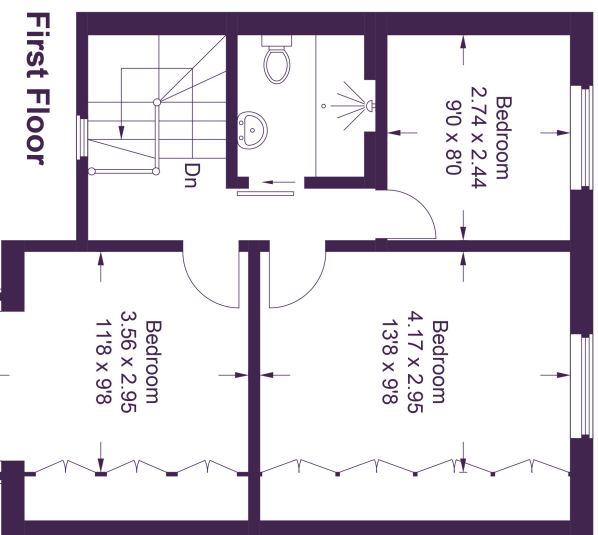
# 67 Bathurst Walk

Approximate Gross Internal Area

Ground Floor = 141.3 sq m / 1,521 sq ft

First Floor = 46.2 sq m / 497 sq ft

Total = 187.5 sq m / 2,018 sq ft



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.

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