



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



5 Sycamore Walk, George Green, Buckinghamshire. SL3 6BN.

Offers in Excess of £500,000 Freehold



Hilton King & Locke are delighted to present to the market this rarely available three-bedroom link- terraced home, ideally situated in the highly sought-after area of George Green. This well-presented property offers a perfect balance of comfort, convenience, and access to local amenities, making it an ideal choice for families and professionals alike.

The property is located within only meters of Langley Park and the stunning Black Park, offering scenic walks and outdoor activities, while also benefiting from excellent transport links, including nearby motorway access and well-regarded schools.

Upon entering, you are greeted by a welcoming entrance hall that features a convenient downstairs WC. The hallway leads through to a spacious open plan living/dining room with French doors between allowing the room to be closed off when privacy or separation is desired, Whether open for gatherings or closed for a more intimate setting, the space adapts beautifully to any occasion. Large windows allow plenty of natural light to flood the space, creating a warm and inviting atmosphere—ideal for both relaxing and entertaining.

The well-appointed kitchen, accessible from both the hallway and dining area, offers a range of eye and base level units, providing plenty of storage and preparation space. This room leads directly out to the mature, well-maintained rear garden, which features a patio area—perfect for outdoor dining—as well as rear access to a private garage and parking space, enhancing the practicality of the home.

Upstairs, the property boasts three generously sized



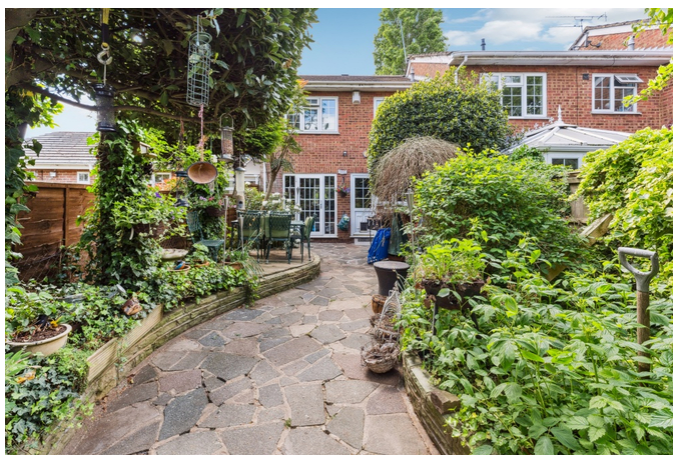


bedrooms, all offering ample floor space for freestanding furniture. A modern family bathroom completes the accommodation, comprising a three-piece suite with a shower over the bath.

This is a fantastic opportunity to acquire a well-located home with great potential and excellent local amenities. Early viewing is highly recommended.

George Green is a sought after, quiet picturesque village on the outskirts of Iver Heath with local shops and public transport links within the vicinity. The property is also walking distance to the beautiful Langley Park and offers easy access to M4, M25 and M40. Nearby Slough Town Centre offers an array of shopping and transport facilities the Crossrail network Elizabeth line Neighbouring towns of Iver, Langley and Slough all have renowned local schools.

Langley Station Elizebeth line is 1 mile away with Slough Station only 1.6 miles.



#### 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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# 5 Sycamore Walk

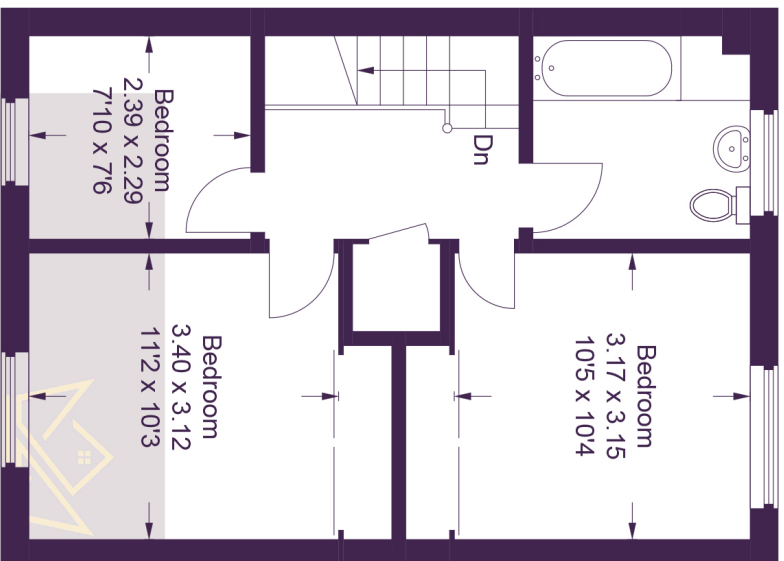
Approximate Gross Internal Area

Ground Floor = 44.1 sq m / 475 sq ft

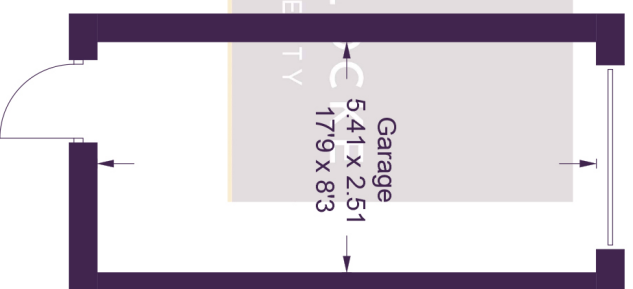
First Floor = 42.5 sq m / 457 sq ft

Garage = 13.6 sq m / 146 sq ft

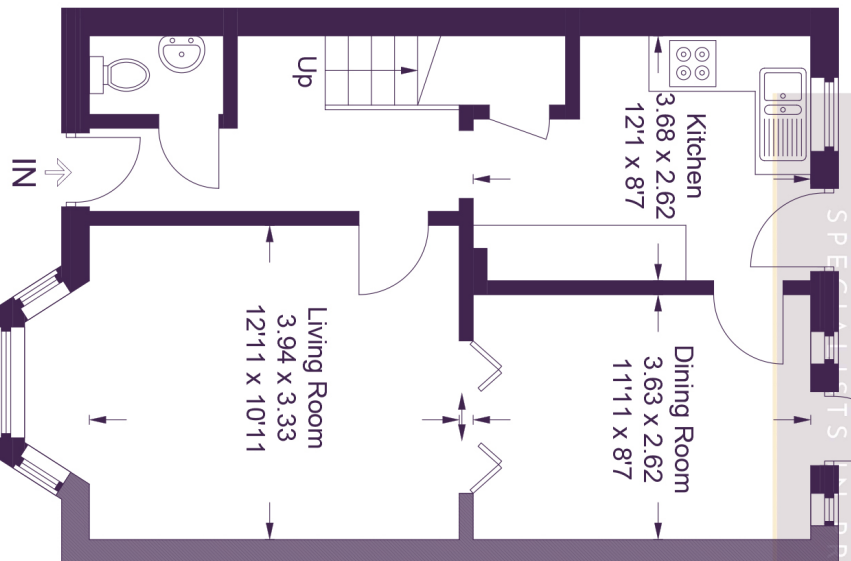
Total = 100.2 sq m / 1,078 sq ft



## First Floor



(Not Shown In Actual  
Location / Orientation)



## 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.