



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



259 Church Road, Iver Heath, Buckinghamshire. SL0 0RF.

£725,000 Freehold

\*EXTENDED FOUR BEDROOM, TWO BATHROOM SEMI\*

\*RECENTLY FULLY REFURBISHED TO A HIGH STANDARD\*

\*STUNNING 26 FT KITCHEN/DINING ROOM\*

\*PRIME POSITION IN SOUGHT AFTER CHURCH ROAD\*

\*WALKING DISTANCE TO SHOPS AND LOCAL SCHOOLS\*

This is a property that must be viewed internally!

Hilton King & Locke are pleased to bring to the market a rarely available, extended and newly refurbished four bedroom semi detached house in Church Road, which is walking distance to Iver Heath Infants and Junior School, plus Local shops and amenities.

The impressive accommodation includes a cosy front aspect living room, ground floor cloakroom, utility room and the hub of the home - the stylish modern 26'6 x 17'1 kitchen/breakfast room. This excellent space offers an extensive range of contemporary kitchen units along with a breakfast bar/centre isle and bi folding doors leading out to your garden, as well offering lots of natural light through the two ceiling lanterns. You also have the luxurious benefit of under floor heating plus space for a dining table and chairs.

On the first floor there are three very good sized bedrooms all with fitted added storage . Completing this floor is the modern family bathroom.

There is an excellent 18'5 x 12'4 master bedroom with a contemporary styled ensuite shower room.

To the front of the house there is parking for two cars, and to the rear is a well-maintained garden with lawn and patio areas, therefore perfect if you have children and enjoy the outdoors. Also there is a 16'5 x 12'8 store plus an attached studio/home office.

#### THE AREA

Iver Heath is a semi rural village with local shops and amenities,





situated between Uxbridge and Slough.

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) and M4 (J5) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an extremely good choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys.

This area is well served for local sporting facilities and golf at Richings Park, with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area.

Lawn tennis is available at Gerrards Cross and Beaconsfield. Horse racing can be found at Windsor, Sandown and Kempton Race Courses.

Nearby Iver Heath has beautiful surrounding countryside including Black Park and Langley Park that has an impressive network of footpaths and bridleways.

The famous Pinewood Studios also features a cinema. Iver (Great Western Line: London Paddington 31 mins) - Gerrards Cross 4 miles (Chiltern Line: London Marylebone 25 mins) - Uxbridge 3 miles (Metropolitan Line: London Baker Street 38 mins) - M25 (J16)/M40 (J1A) 4 miles - London Heathrow 8.5 miles - Central London 20 miles (Distances and times are approximate)



#### 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.

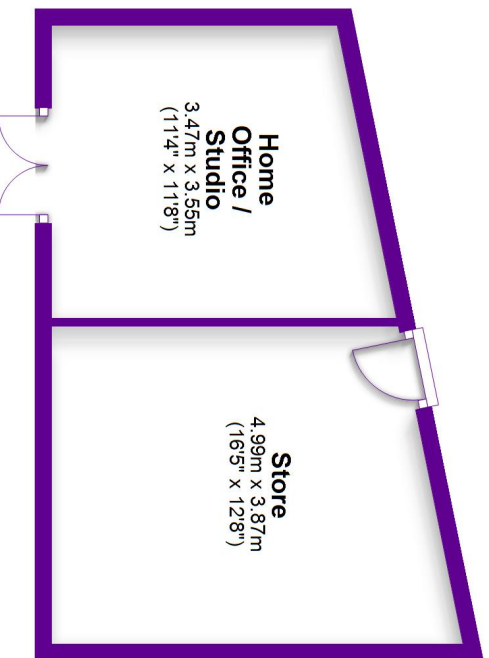


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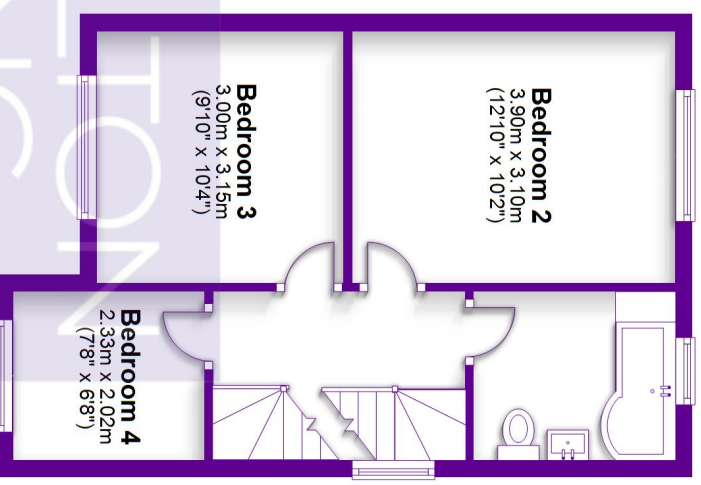
## Ground Floor

Approx. 95.9 sq. metres (1032.1 sq. feet)



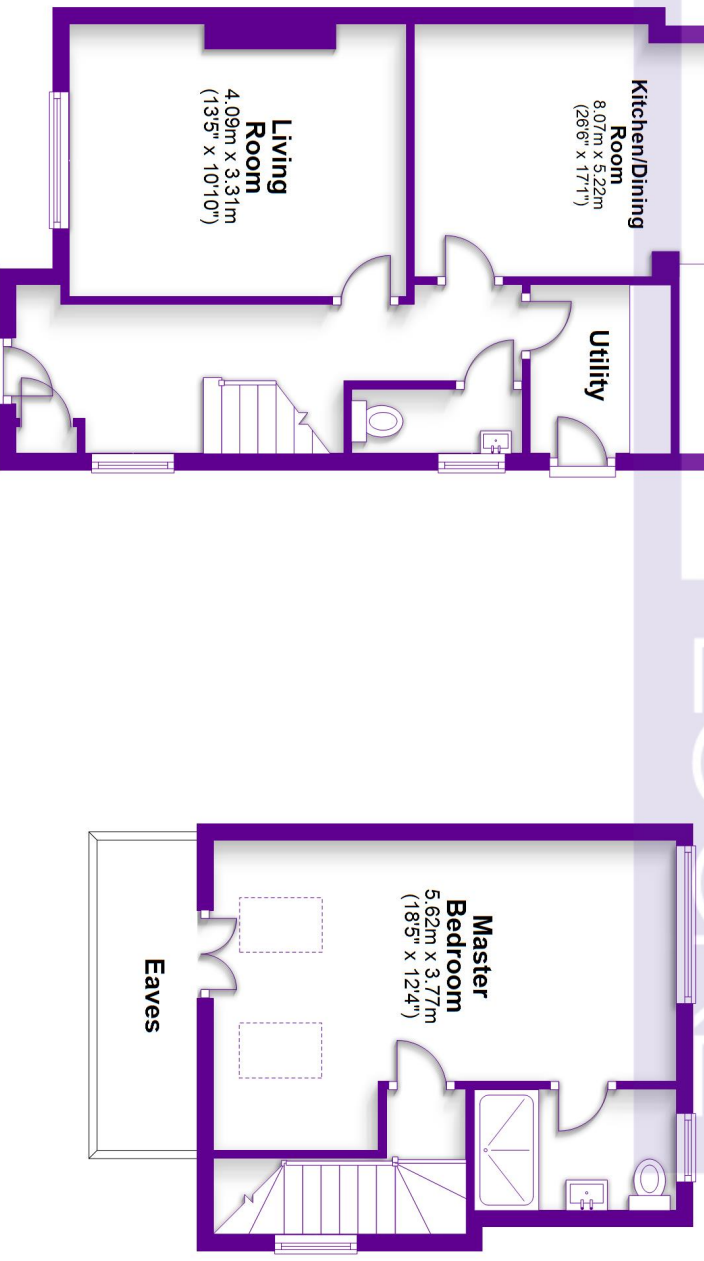
## First Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



## Second Floor

Approx. 26.0 sq. metres (279.7 sq. feet)



Total area: approx. 160.7 sq. metres (1729.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only.  
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