



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



37 Somerset Way, Iver, Buckinghamshire. SL0 9AG.

£1,100,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful five-bedroom detached chalet bungalow that boasts 2,063 square ft of accommodation.

Nestled on an expansive piece of land which expands in total to 1/3 acre, this remarkable detached bungalow offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living.

The property is set back from the road, and you are initially greeted by ample parking spaces for multiple cars on an impressive carriage driveway, providing convenience for both residents and guests as well as a side gate that can be opened to give you access to the well-maintained rear garden. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring an elegantly designed 27'9 x 25'7 reception room that provide a versatile space for relaxation and entertainment with views and access into the garden.

A unique feature of this property is the flexible loft space that has been converted into two extra rooms that can easily transform into a serene office space. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free, and there are fitted wardrobes with plenty of eaves storage providing ample storage space.

The well-appointed kitchen boasts integrated appliances and connects seamlessly to a utility room, catering to modern convenience and functionality providing access to the integral garage with power. A downstairs shower room adds to the convenience of daily living as well as a separate WC.

This property benefits from three double bedrooms on the ground floor with ample floor space for free standing furniture, with two of the bedrooms having a lovely double aspect.

The rear garden is a paradise, adding to the property's allure, offering ample potential to extend (subject to usually planning consents) This property also has the added benefit of backing onto Richings Park



Sports centre.

In conclusion, this detached 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.

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, and of course now connected to 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

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.



23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
iver@hklhome.co.uk

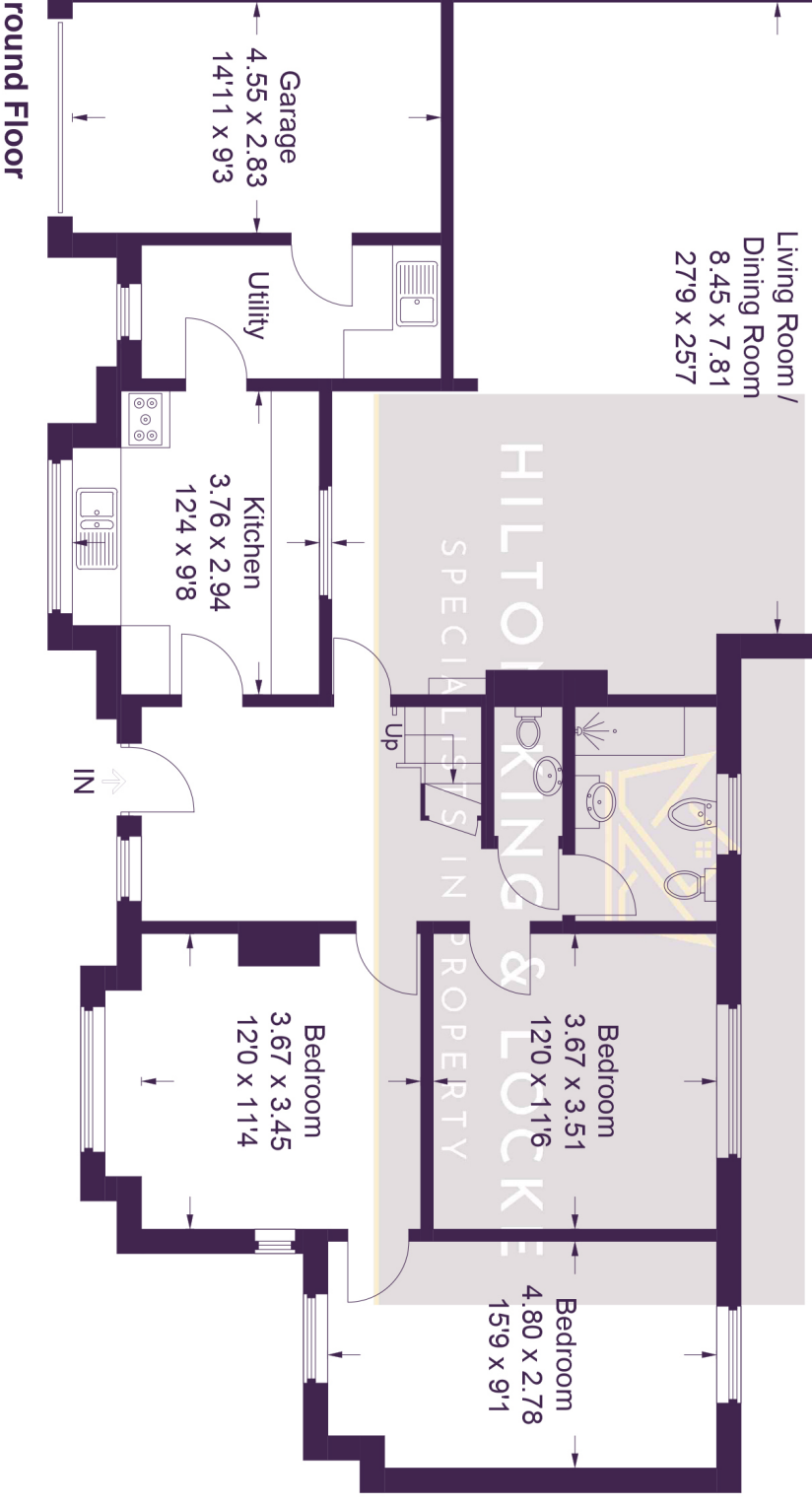
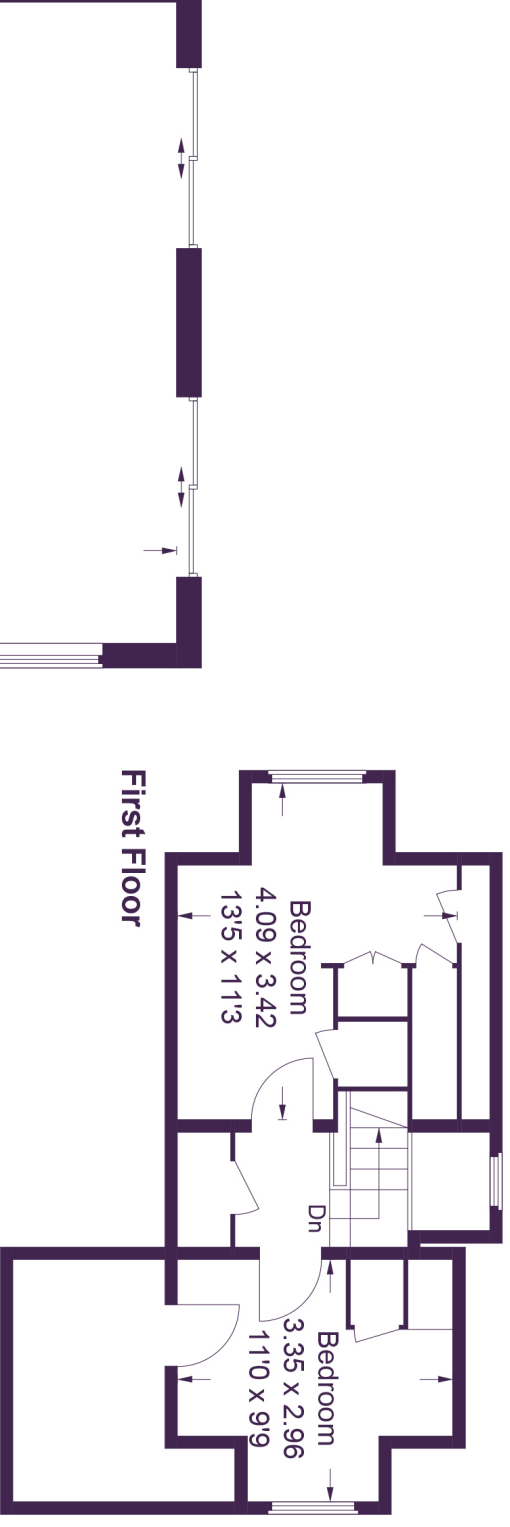
37 Somerset Way

Approximate Gross Internal Area

Ground Floor = 157.2 sq m / 1,692 sq ft

First Floor = 34.5 sq m / 371 sq ft

Total = 191.7 sq m / 2,063 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.
© CJ Property Marketing Ltd Produced for Hilton King & Locke