



**HILTON KING & LOCKE**  
SPECIALISTS IN PROPERTY



3 Croft Cottages, Bangors Road South, Iver. SL0 0AE.

Offers in Excess of £450,000 Freehold

Hilton King and Locke are pleased to bring to the market this beautiful Victorian three bedroom cottage, which is presented to a high standard and offers modern living, while still retaining its charm and character features.

The property is situated in this stunning, secluded and quiet location, tucked away off Bangor's Road South. Close to local amenities.

This lovely cottage includes a (12'5 x 11'1) sitting room with parquet flooring and cast iron Victorian style fireplace, (14'2 x 12'5) dining room with fitted wood burner, (13'5 x 7') fitted kitchen with integrated fridge/freezer, first floor accommodation consisting of a (12'5 x 11') front aspect master bedroom, bedroom two and family bathroom, plus a (16'11 x 12'5) bedroom three on the second floor. There are also double glazed sash windows, gas central heating and an attractive, secure rear garden which has a patio, flower bed and lawn. 'Parking is not allocated and available on local residential streets'.

An ideal property for professionals combining stylish elegance in keeping with a traditional cottage ambience.

The location is tranquil yet accessible. Commuters have the option of the nearby M40, M4, M25 and with a choice of rail links including the Elizabeth Line from Iver station or Langley station, which is a reliable service into the capital.

The countryside beauty of the local national Black Park on the fringe of the village provides the perfect rural back drop and neighbouring Bucks villages and surrounding towns provide plenty to do on the weekends and free time.



A true gem to come to market.



#### 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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# 3 Croft Cottages

Approximate Gross Internal Area

Ground Floor = 39.0 sq m / 420 sq ft

First Floor = 34.4 sq m / 370 sq ft

Second Floor = 19.6 sq m / 211 sq ft

Total = 93.0 sq m / 1,001 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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Produced for HKL single colour