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SPECIALISTS IN PROPERTY



9 The Pines Orchards Residential Park, Buckinghamshire. SL3 6QJ.

£150,000 Leasehold

A well presented two-bedroom park home offering 674 sq ft of well-proportioned living accommodation, situated within the sought-after Orchards Residential Park in Buckinghamshire. This spacious and well-designed home features a generous 19'5 x 17'1 reception/dining room, providing an excellent open-plan living and entertaining space. The large bay frontage allows for plenty of natural light, creating a bright and welcoming atmosphere. The separate kitchen (11'0 x 9'5) is thoughtfully arranged with ample worktop and storage space, ideal for everyday cooking. There are two well-proportioned double bedrooms, measuring 11'1 x 9'5 and 10'0 x 9'5 respectively, both offering comfortable accommodation and fitted storage potential. This Park Home also benefits from a shower room, convenient internal storage cupboards, and a practical layout that maximises the 62.6 sq m of internal space.

Located within the desirable Orchards Residential Park, this home offers a peaceful community setting while remaining within easy reach of local amenities and transport links. Key Features: Two double bedrooms Spacious 19'5 reception/dining room Separate fitted kitchen Shower room Internal storage cupboards Approx. 674 sq ft (62.6 sq m) Popular residential park location Ideal for downsizers or those seeking single-level living in a well-maintained and established park environment. FOR THE OVER 45'S.

#### THE AREA

Orchard Residential Park is situated on the outskirts of Iver, which is a semi-rural village 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), M25 (J16) and M4 (J5). It additionally offers easy access to Heathrow and Gatwick Airport.

Nearby, Iver Heath has beautiful surrounding countryside



including Black Park and Langley Park that has an excellent network of footpaths and bridleways. The famous Pinewood Studios also features a cinema. Nearby, Langley Train Station that is connected via Cross rail.



#### 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).

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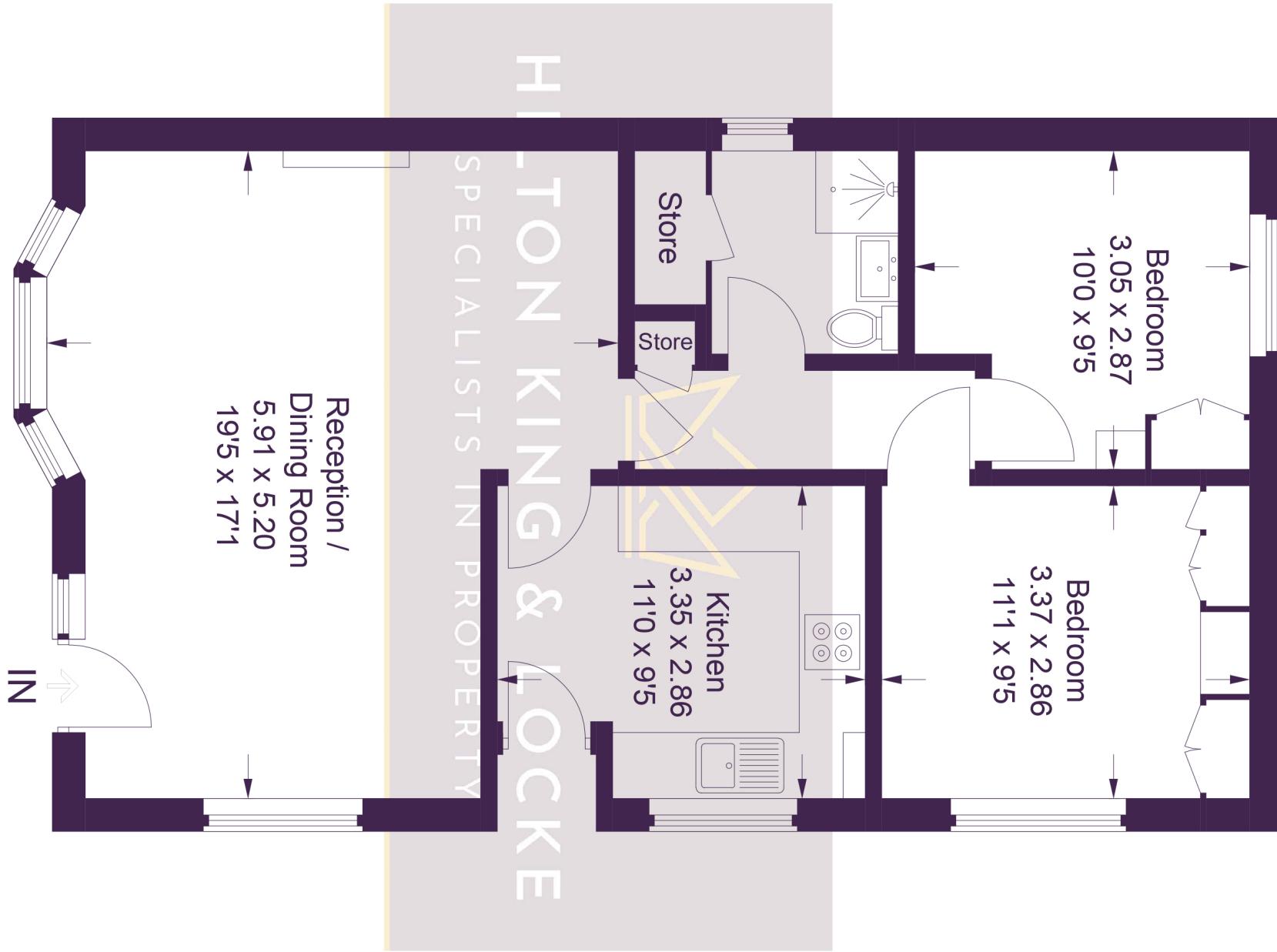


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Approximate Gross Internal Area = 62.6 sq m / 674 sq ft



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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## Ground Floor