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The Parkway, Iver Heath, Buckinghamshire. SL0 0RJ.

£570,000 Freehold



A chance to purchase a rarely available two bedroom semi detached property in most sought after the Parkway, Iver Heath.

This property has been refurbished and is presented to a very high standard indeed, yet it's standout feature is the ability to vastly extend, as there is planning in place for a part single, part two storey side and rear extension. This would provide an impressive kitchen/dining area, a utility, a playroom, cloakroom, plus upstairs adding another bedroom, with a new bathroom, and also a study.

Existing accommodation sits at 1075 square ft, is bright and airy throughout and includes a 19'11 x 10'11 sitting room, kitchen with modern units, a contemporary styled family bathroom and two good sized double bedrooms.

Outside, there is a 17'8 x 7'5 detached garage, and a generous garden that is mainly laid to lawn. At the rear of the garden is a recently added 12'8 x 12'8 studio/gym, which





could also be used as a home office.

## THE AREA

The Parkway is a popular residential road situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities.

There is also easy walking access to the beautiful woodland walks at Black Park and Langley Park which are ideal for families and dog walkers.

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) plus access to Heathrow and Gatwick Airports. Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools.



### 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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# 271 The Parkway

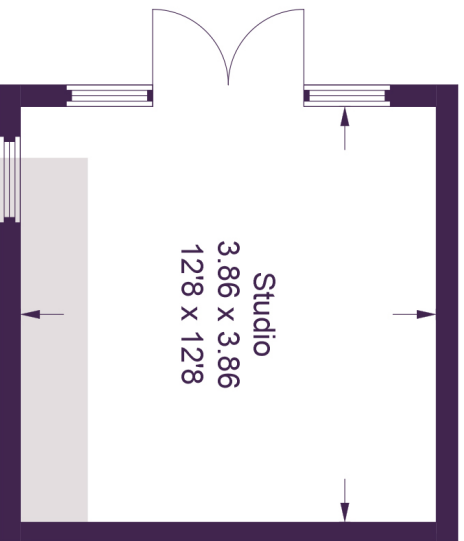
Approximate Gross Internal Area

Ground Floor = 36.4 sq m / 392 sq ft

First Floor = 36.4 sq m / 392 sq ft

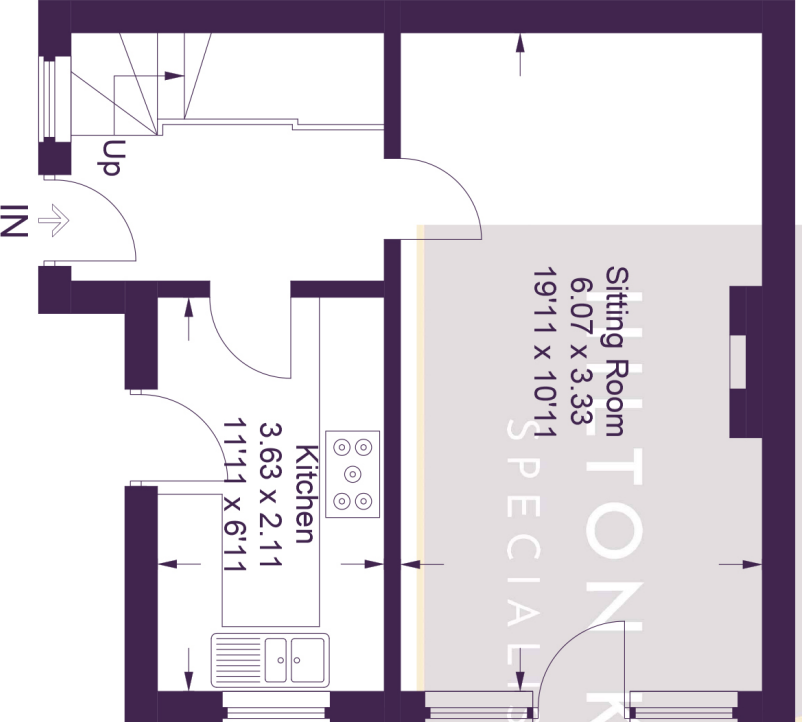
Outbuildings = 27.0 sq m / 291 sq ft

Total = 99.8 sq m / 1,075 sq ft

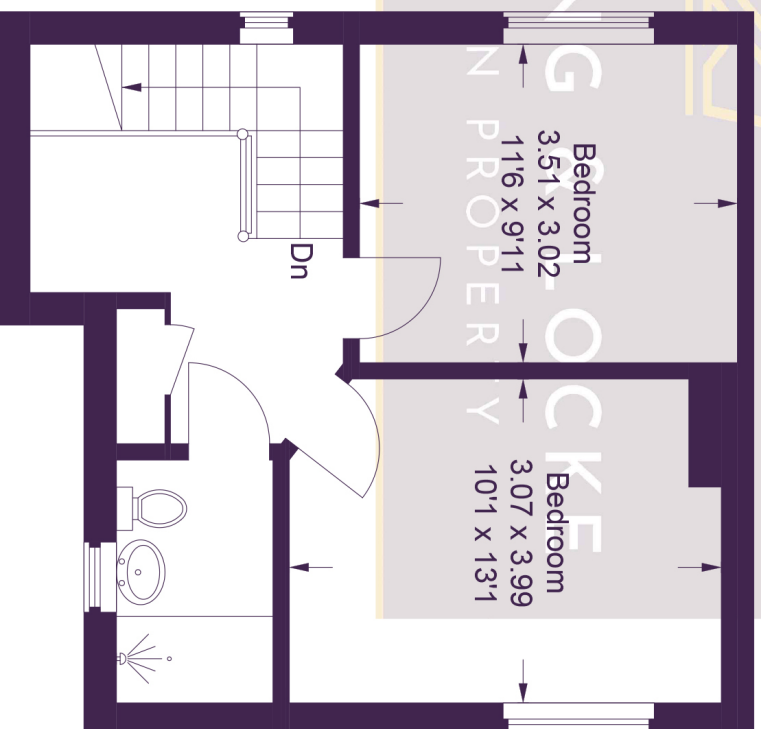


(Not Shown In Actual  
Location / Orientation)

(Not Shown In Actual  
Location / Orientation)



Ground Floor



First 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.

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