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SPECIALISTS IN PROPERTY



26 Keensacre, Iver, Buckinghamshire. SL0 0DL.

£335,000 Leasehold

Hilton King & Locke are pleased to bring to the market this beautifully presented three-bedroom ground floor apartment offers spacious bright accommodation on one level and benefits from a lease of more than 900 years!

Accommodation is well planned and includes a through lounge/dining room with french double doors leading to the outside. This property also benefits from a modern fitted kitchen and bathroom. The property is situated in a quiet residential cul-de-sac within walking distance of local shops, schools, and transport links.

From the communal entrance hall, a door leads through to the private entrance hall which has a window and door leading to the impressive through lounge/dining room which has ample space for sofa plus a dining room table and chairs.

An abundance of light is provided to the room by a dual aspect, with window to the front and the french double doors to the rear. A door leads through to the fitted kitchen which has a range of fitted units and rear aspect window. A door from the living room leads into the inner hallway, which in turn leads through to all bedrooms and bathroom. The master bedroom has twin front aspect windows plus plenty of fitted wardrobes. Bedroom two also has fitted wardrobes and twin windows to a rear aspect. Bedroom three overlooks the front of the property and the modern bathroom completes the accommodation.

The property is set within extremely well-kept communal gardens, which are mainly laid to lawn with mature shrubs, trees, and flower beds. From the living room/dining room, French double doors lead out to the rear gardens which provides the space outdoor furniture. There is residents parking, plus a private garage is situated in a nearby block.

AREA-





Keensacre is an extremely popular residential cul-de-sac situated within sought after Iver Heath, famed for being the home of Pinewood Studios and a range of schools, recreational facilities, and local shopping amenities. 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. Black Park and Langley Park are located nearby and offer country walks ideal for young families and dog walkers.



**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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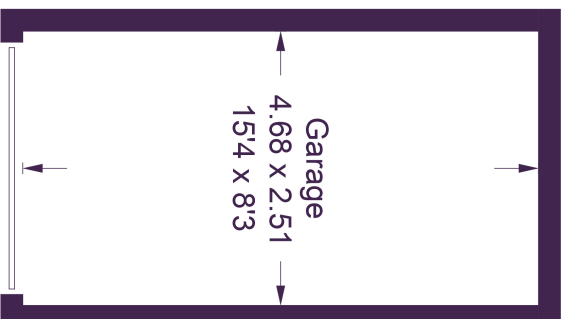
# 26 Keensacre



Approximate Gross Internal Area = 70.9 sq m / 763 sq ft

Garage = 11.7 sq m / 126 sq ft

Total = 82.6 sq m / 889 sq ft



(Not Shown In Actual  
Location / Orientation)



## Ground 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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