



**HILTON KING & LOCKE**  
SPECIALISTS IN PROPERTY



86 Dutton Way, Iver, Buckinghamshire. SL0 9NX.

£470,000 Freehold

Hilton King & Locke are pleased to bring to the market this spacious three-bedroom terraced home ideally situated in a quiet position on Dutton Way, a short walk from Iver village centre. An added benefit to this property is the newly fitted double glazed windows!

The property is bright and airy throughout and the accommodation comprises porch leading to entrance hall with understairs cupboard, cloakroom, good-sized double aspect open plan lounge / dining room and rear aspect modern newly fitted kitchen with access into the rear garden.

To the first floor there are 3 good-sized bedrooms and a new fully fitted modern family bathroom.

The property has a lawned garden to the front, a patio area, perfect for entertaining and summer BBQs and a lawned garden to the rear with Astro turf and a home office with power and garage space.

## AREA

Iver 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) 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, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.

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.

Dutton Way is situated equal distance between two Cross rail stations. The property is approximately 10 minutes to both Iver and Langley train stations. This will greatly reduce journey times into London with Iver to Paddington in approximately 22 minutes and Iver to Liverpool Street in 33 minutes.



#### 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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# 86 Dutton Way

Approximate Gross Internal Area

Ground Floor = 58.3 sq m / 627 sq ft

First Floor = 45.6 sq m / 491 sq ft

Garage & Office = 15.1 sq m / 162 sq ft

Total = 119.0 sq m / 1,280 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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