



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Croft Cottages 4, Bangors Road South, Iver, Buckinghamshire. SL0 0AE.

£515,000 Freehold

Hilton King & Locke are pleased to bring to the market this truly exceptional three bedroom end of terrace cottage that has been extended and extensively refurbished throughout to an incredibly high standard. This property comes to the market with NO CHAIN!

Accommodation features include a stunning kitchen/dining/family room with a window overlooking the landscaped garden and under the stairs storage. A separate living room to the front that over looks the paved front garden. This property Must be viewed internally!

Upon entering the property, leading into the living room that is situated at the front this room benefits from a front aspect window and feature wall. Accessed from the living room is the stunning kitchen/dining/family room.

The kitchen area has an extensive range of high-quality units with integrated appliances including a feature plasma extractor hood with oven , plus a wine rack, fridge ,washing machine and hob. The kitchen opens into the dining/family room which has views over the perfect, lawned low maintenance garden providing an abundance of light to this fabulous room.

Moving to the first floor there are two excellent sized bedrooms. The family bathroom is fitted with a high-quality modern suite that is fully tiled.

Leading to the second floor you have the third bedroom with a velux window and plenty of eave storage. These cottages are extremely sought after due to their character, cosy rooms and impressive sized gardens.

To the front of the property there is side access to the rear garden which is newly laid to lawn with paved patio area. Parking for this property is along the road.

Disclaimer: some images have been virtually staged to better showcase the true potential of the properties rooms and spaces.

THE AREA,

Iver is a semi rural village situated between Uxbridge and Slough. The



larger centres of Uxbridge and Gerrard's 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. Horse racing can be found at Windsor, Sandown and Kempton Race Courses.

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. Iver (Great Western Line: London Paddington 31 mins) - Gerrard's Cross 4 miles (Chiltern Line: London Marylebone 25 mins) - Uxbridge 3 miles (Metropolitan Line: London Baker Street 38 mins) - M25 (J16)/M40 (J1A) 4 miles - London Heathrow 8.5 miles - Central London 20 miles.



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).

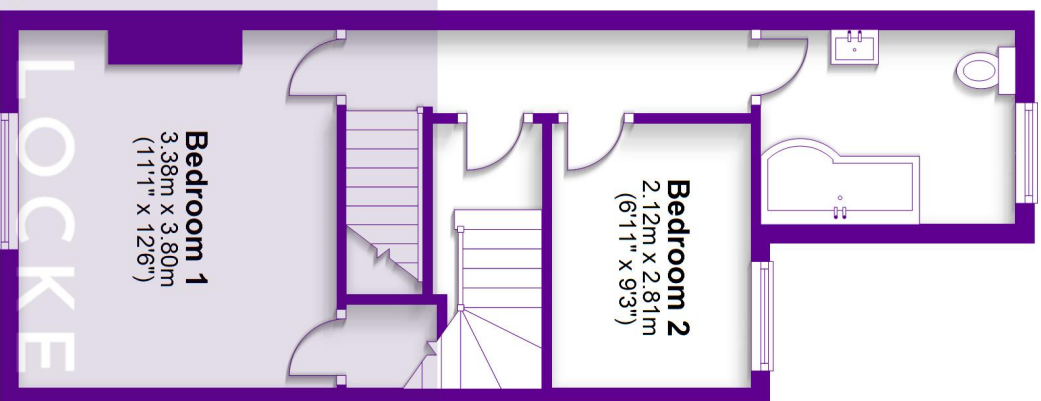
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
iver@hklhome.co.uk

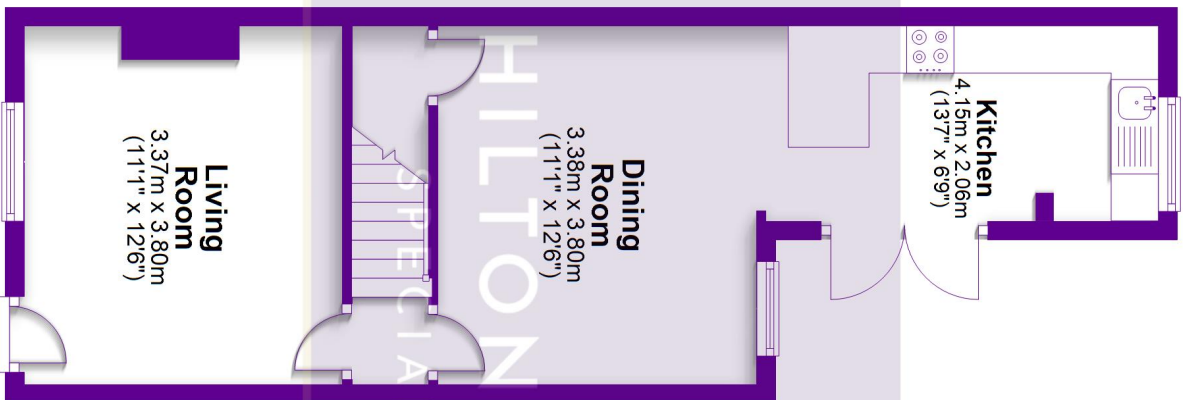
First Floor
Approx. 35.4 sq. metres (380.6 sq. feet)



Second Floor
Approx. 12.0 sq. metres (129.5 sq. feet)



Ground Floor
Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 85.7 sq. metres (922.0 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total areas include garages and outbuildings ± My Home Property Marketing - Unauthorised reproduction prohibited.
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