



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Hardings Row, Iver Heath, Buckinghamshire. SL0 0HJ.

£625,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful three/four-bedroom home that boasts 1,161 sq ft and comes to the market with no chain!

Nestled on a private road in Iver Heath, this remarkable semi-detached house offers a harmonious blend of modern interiors with a myriad of impressive features, this property redefines comfortable living.

Upon entering the property that is set back from the road you are greeted by ample parking providing convenience for both residents and guests as well as side access that can be opened to give you access to the well maintained and low maintenance Astro turfed garden. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring an elegantly designed reception room that provide a versatile space for relaxation and entertainment.

A unique feature of this property is the loft room with space at the bottom that could be transform into an additional bedroom. This space is currently being used as a serene office space. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The well-appointed kitchen boasts integrated appliances and connects seamlessly to the garden, catering to modern convenience and functionality providing access to outside. A downstairs storage room that has power works well as an under the stairs utility room that adds to the convenience of daily living.

Ascending to the upper level, two spacious bedrooms await, with the master bedroom boasting an en-suite shower room and wall length fitted wardrobes providing ample storage space. The modern family bathroom completes the first floor.

An exciting feature of the property is loft that has been converted into an additional bedroom with plenty of eave storage. This bedroom also comes with fitted wardrobes and sky lights.



This property has a separate garage with power that could be used as private gym or even an office space. This space provides potential for diverse uses. There is also parking at the front.

In conclusion, this house offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.

THE AREA

Harding's Close 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. Harding's Close is also home to Harding's Row Nature reserve and is found less than a two minute walk away.

The property is perfectly situated close to 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. Also nearby Iver and Langley Stations will both shortly join the pending Crossrail route.



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

19, Hardings Row Lver

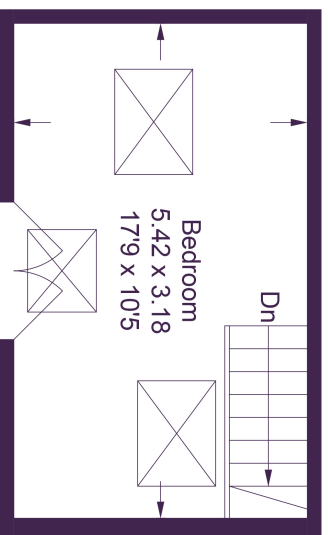
Approximate Gross Internal Area

Ground Floor = 44.4 sq m / 478 sq ft

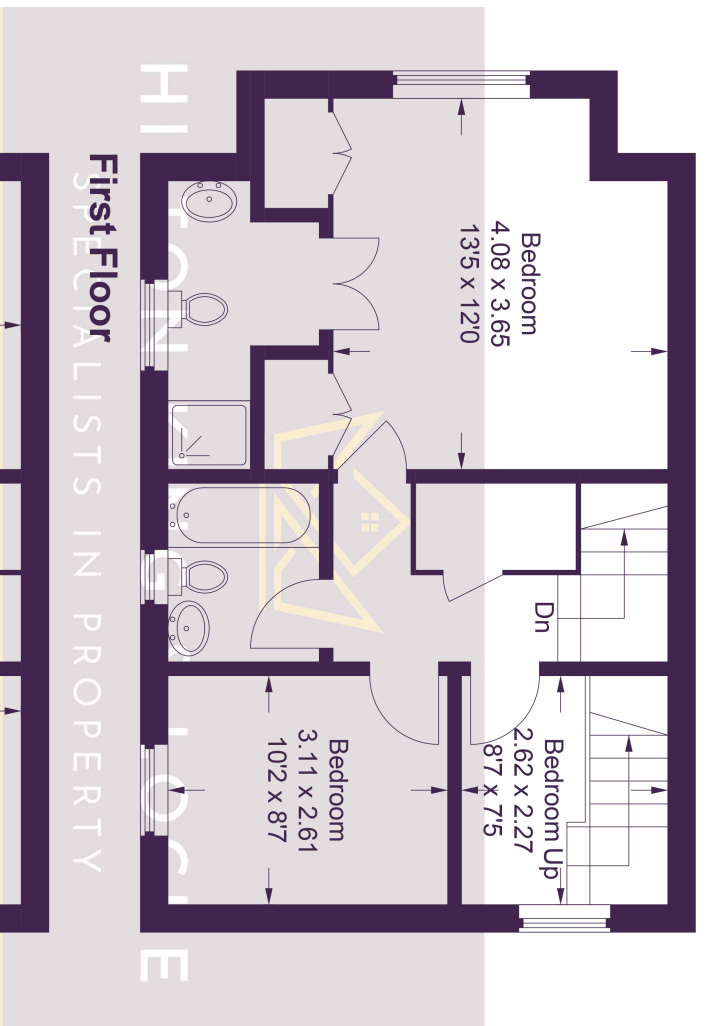
First Floor = 46.2 sq m / 497 sq ft

Second Floor = 17.3 sq m / 186 sq ft

Total = 107.9 sq m / 1,161 sq ft



Second Floor



First Floor

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.

© CJ Property Marketing Ltd Produced for Hilton King & Lock