



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



75 Thorney Mill Road, Iver, Buckinghamshire. SL0 9AH.

£675,000 Freehold

Hilton King & Locke are pleased to bring to the market this four-bedroom extended semi-detached family home that boasts 2,403 sq ft. This property also comes to the market with no chain!

This remarkable house offers a harmonious blend of spacious interiors and lush outdoor spaces. 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 spaces for multiple cars, providing convenience for both residents and guests. This property also benefits from side access to the well-maintained garden.

The abundance of natural light creates an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring two elegantly designed reception rooms that provide a versatile space for relaxation and entertainment. A unique feature of this property is the flexible outbuilding/home office. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The well-appointed kitchen boasts plenty of space for free standing appliances and connects seamlessly to sitting and dining room, catering to modern convenience and functionality providing access to outside.

Leading up to the first floor you have four double bedrooms and a family bathroom with two of the bedrooms benefiting from ensuite shower rooms and fitted wardrobes. The fully tiled family bathroom completes the upstairs.

The outdoor area is the perfect space to relax and is low maintenance with a lawned area and patio providing space for garden furniture. The outbuilding adds to the property's allure and is an added benefit to this property's potential for diverse uses.

In conclusion, this family 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

This property is well placed and set back from Thorney Mill Road while also being very close to Thorney Park Golf Course, a petrol Station plus offering quick access to Heathrow, the M4 and the motorway network. Situated near the Richings Park border, an excellent location which is also walking distance to Iver Station and the Crossrail service, plus West Drayton Station and its High Street with many amenities. Central London is also easily accessible by road via the M40, A40, M4 and M25 and Heathrow Airport is situated only 5 miles away. The areas surrounding Iver have an excellent choice of state and independent schools. The area is well served for sporting facilities and the countryside, including Black Park and Langley Park. The larger centres of Gerrards Cross and Uxbridge are also close by where there are a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema.





#### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



#### 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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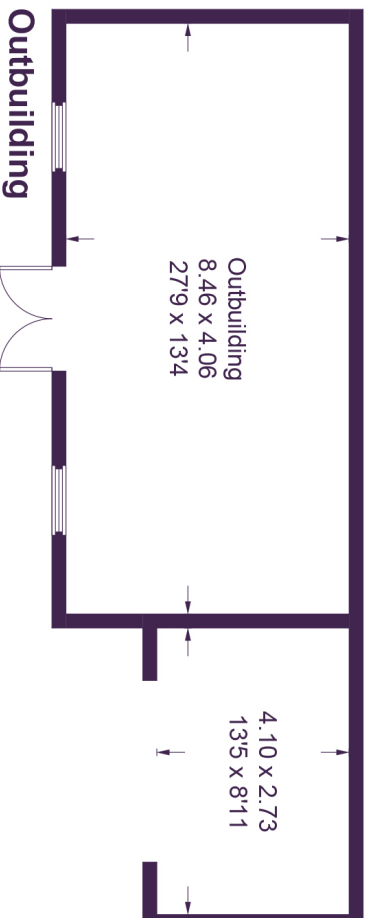
Approximate Gross Internal Area

Ground Floor = 94.0 sq m / 1,012 sq ft

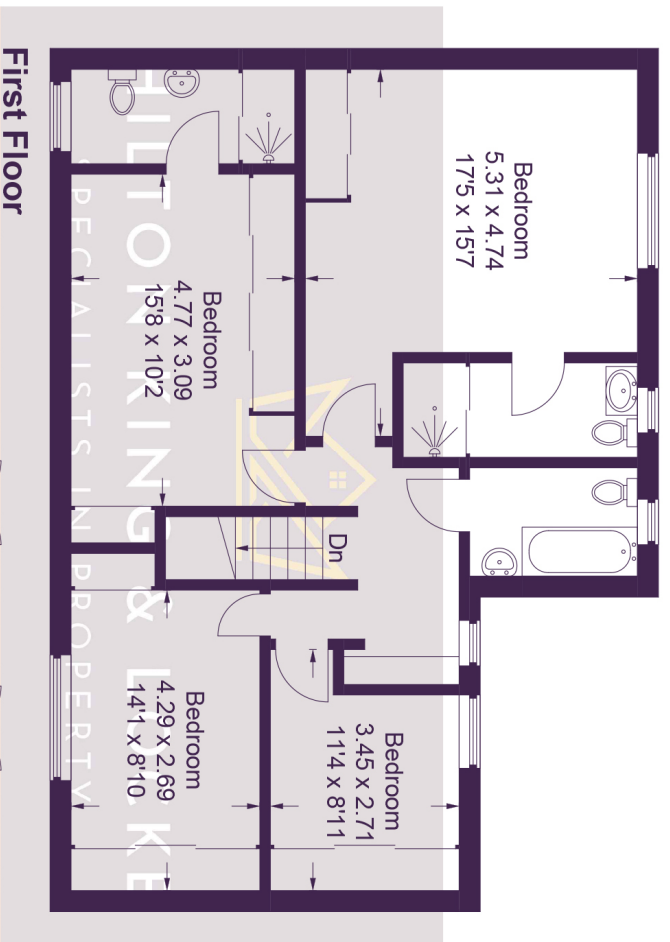
First Floor = 83.7 sq m / 901 sq ft

Outbuilding = 45.5 sq m / 490 sq ft

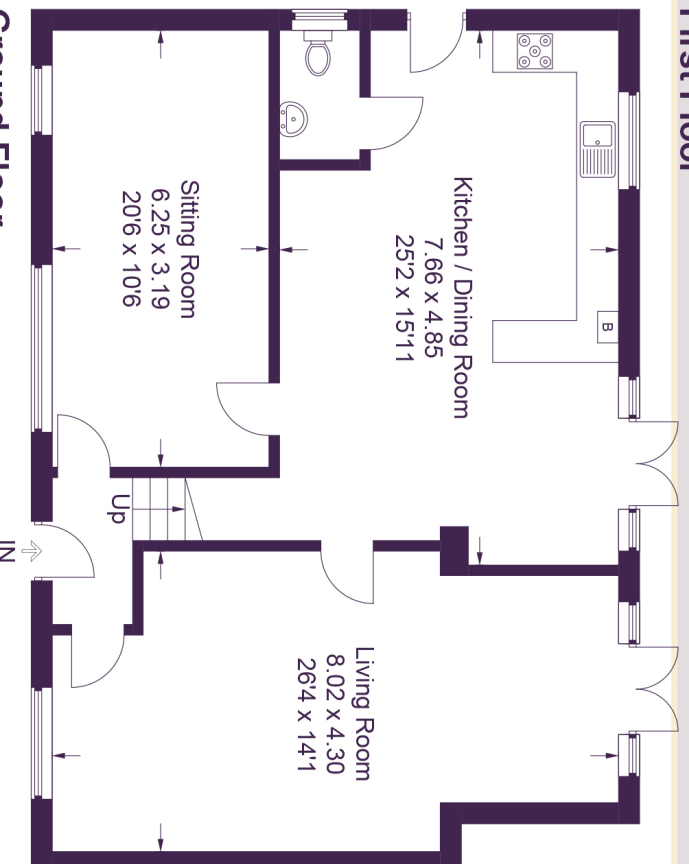
Total = 223.2 sq m / 2,403 sq ft



**Outbuilding**  
(Not Shown In Actual Location / Orientation)



**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.