



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Copse Wood, Iver Heath, Buckinghamshire. SL0 0PT.

Offers in Excess of £525,000 Freehold

**\*BEAUTIFULLY PRESENTED 3/4 BEDROOM TOWN HOUSE\***

**\*LARGE LIGHT AND AIRY ACCOMMODATION AT NEARLY 1300 SQUARE FEET\***

**\*IMPESSIVE ROOM SIZES SET OVER THREE FLOORS\***

**\*CUL-DE-SAC LOCATION CLOSE TO THE CO-OP, A CHEMIST, DOCTORS SURGERY AND OTHER AMENITIES\***

**\*OFFERING QUICK AND EASY ACCESS TO THE MOTORWAY NETWORK OF THE M40, M25, M4\***

A beautifully presented and rarely available three/four bedroom town house which is situated in a quiet cul-de-sac, a stones throw from the local shops, the Co-Op supermarket, Chemists and a Doctors Surgery, while also being ideally located for access to the motorway network and also Iver Heath Infant & Junior Schools.

The property has been refurbished to a very high standard and therefore internal viewing is a must.

You enter the property and into a hallway where you have access to a garage/store, a utility room, a cloakroom, plus a superb 16'1 x 11'3 cinema room/snug. This space could also be set up as a fourth bedroom if required.

On the first floor is a spacious 16'1 x 14'10 living room which has two large front aspect windows and a open working feature Victorian style fireplace with cast iron centre, plus an excellent 16'2 x 11'9 kitchen/dining room which has an array of modern units plus also space for a table and chairs. From this room you also get access to the rear garden via french doors.

On the second floor are three well proportioned bedrooms, with the 13'5 x 9'10 master bedroom having fitted wardrobes, and the second bedroom being an impressive 13'2 x 9'2. A modern family bathroom which has underfloor heating, a panel bath plus a separate shower cubicle, completes the accommodation.



In addition, there is Ethernet Cat6 cable in all the bedrooms, and also the living room.

The west facing rear garden is well kept and a great space to relax in the summer months while also being low maintenance, as there is an artificial lawn, wall enclosed patio and summerhouse.

To the front of the property is an own drive which provides parking for two/three cars in front of the garage.

#### THE AREA

Iver is a semi rural village with local shops and amenities, 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) and M4 (J5) 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 local sporting facilities and golf at Richings Park, 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.

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) - Gerrards 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 (Distances and times are approximate).



#### 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).

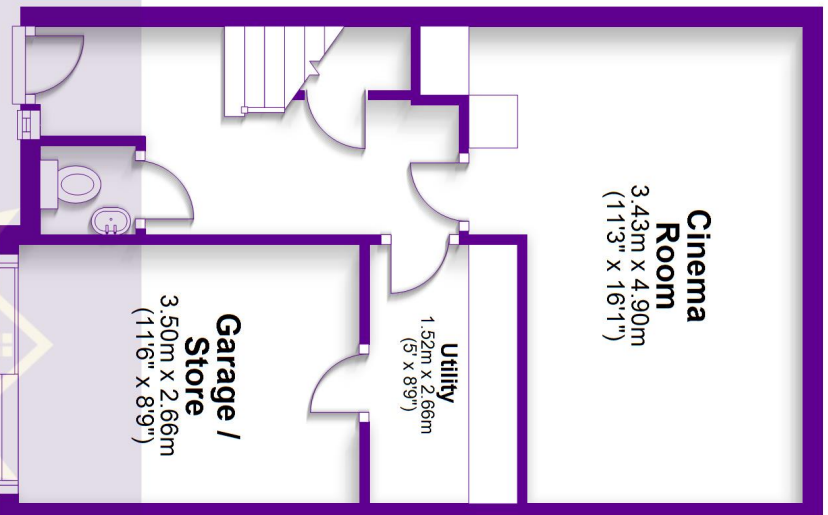
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



23 High Street  
Iver Buckinghamshire SL0 9ND

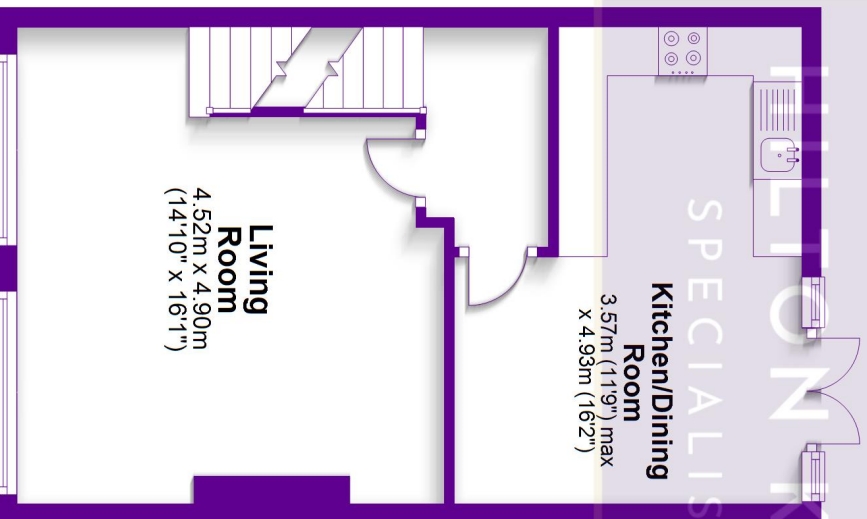
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**Ground Floor**  
Approx. 39.0 sq. metres (419.4 sq. feet)



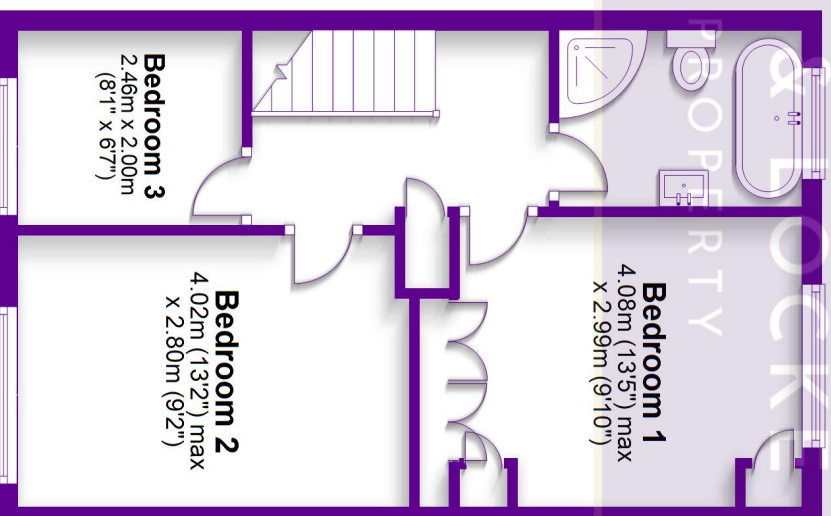
**First Floor**

Approx. 39.8 sq. metres (428.9 sq. feet)



**Second Floor**

Approx. 40.2 sq. metres (432.2 sq. feet)



**Total area: approx. 119.0 sq. metres (1280.5 sq. feet)**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages & outbuildings.

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