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Whitehouse Way, Iver Heath, Buckinghamshire. SL0 0HB.

OIEO £750,000 Freehold

A quite beautifully presented four bedroom, two bathroom, three reception, semi detached family home which absolutely must be viewed internally in order to be fully appreciated!.

This property is sleek and contemporary in design, and has been extended double storey to the side, giving you excellent all round accommodation of over 1700 square ft. In addition, there is also no upper chain involved, meaning a purchaser can look forward to a speedy and hassle free buy.

Located at the end of a small, quiet cul de sac, you access the property via an attractive, low maintenance front garden and drive, that provides parking for up to three cars.

You enter the ground floor of the property into a spacious entrance porch, and next into the inner hallway, which in turn gives you direct access to the two principle reception rooms, and the kitchen/breakfast room.

The main reception room measures some 23'2 x 13'6, is tastefully decorated and offers sliding doors at the rear. These sliding doors provide access to the contemporary decked area.

The other side of the hall is a 12'10 x 12'6 reception which is currently laid out as a gym and home office, but would also be an ideal sitting room. The modern fitted kitchen has ample units, space for an American style fridge freezer, and also has a breakfast bar. Located directly off the kitchen is a double glazed 15'7 x 9'1 conservatory that completes the ground floor.

Upstairs features a quiet stunning master suite. This double aspect master bedroom measures 14'9 x 13'5 and has a stylish ensuite, which is contemporary in design, and features a stand alone bath, his and hers wash basins plus a separate shower.

Bedroom two faces the front, is 12'11 x 10'6, and has a wall of



wardrobes with mirrored sliding doors, while bedroom three is a decent 10'6 x 10' and overlooks the rear. An 8'6 x 8'1 fourth bedroom, and a family bathroom completes the internal accommodation.

Outside, as the property is on a corner, it has a useful side garden which can also give you gated access to the rear garden. The rear garden is low maintenance as it is mainly lawn, plus there is a covered composite decking area. The garden also faces east, and has a shed attached to the outside wall of the conservatory.

#### THE AREA

Whitehouse Way is situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities.

There is also easy walking access to the 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.

Crossrail (Elizabeth Line) at either nearby Langley or Iver Stations,



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

#### 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).

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# 14 Whitehouse Way

Approximate Gross Internal Area

Ground Floor = 88.1 sq m / 948 sq ft

(Excluding Shed)

First Floor = 71.8 sq m / 773 sq ft

Total = 159.9 sq m / 1,721 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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