



HILTON KING & LOCKE
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The Laurels, Pinewood Road, Iver, Buckinghamshire. SL0 0NJ.

£1,075,000 Freehold

*** NO CHAIN* *GATED* * FRONT AND BACK GARDEN* * NEWLY DECORATED LIVING ROOM WITH NEW CARPETS* WALKING DISTANCE TO PINEWOOD STUDIOS & BLACK PARK***

Hilton King & Locke are delighted to present this beautifully presented four-bedroom detached family home, ideally located on the sought-after Pinewood Road. Offered to the market with NO ONWARD CHAIN, this exceptional property is ready for a smooth and hassle-free purchase. Just a stone's throw from Pinewood Studios and with direct access to the stunning Black Park nearby, this home offers the perfect balance of peaceful surroundings and convenient living. Set behind secure gated entrances at both the front and rear, the property benefits from generous off-street parking and useful side access leading to a well-maintained private garden – a true outdoor haven. Internally, the home is in excellent decorative condition, combining stylish modern finishes with spacious, comfortable family living. This is a rare opportunity to acquire a chain-free property in one of the area's most desirable locations. Early viewing is highly recommended.

Upon entering the property, you are greeted by an open hallway, which leads to bright and spacious rooms. With a generous 2,280 Sq. ft. of living space, this property is truly impressive in size.

The double aspect family living room is a highlight that has just been re-decorated with brand new carpets, offering direct access to and views over the mature rear garden, which features a large patio area and a tranquil fishpond. The greenhouse that has an electric power supply and automatic roof ventilation is perfect for those with a passion for gardening, and tucked away around the side of the house is an ample sized storage shed. The garden is well-maintained and ideal for both relaxing and entertaining, with fruit trees and raspberry bushes adding a touch of nature's bounty.

For those who work from home, the study provides a peaceful and practical environment, complete with plenty of storage to keep things organized and clutter-free. A versatile dining room/ snug could easily serve as an additional bedroom or playground, with the added benefit of a modern wet room located nearby.

The heart of the home is the spacious kitchen, which features an abundance of eye-level and base-level storage units with integrated appliances and a family breakfast bar as well as providing ample space for a dining table. The adjoining utility room is a fantastic bonus with access to the side of the property. Additionally, the integral garage offers plenty of room for parking or additional storage, and it comes with the added benefit of power. The conservatory provides breath-taking views of the well-loved garden and serves as a perfect spot to unwind, whether in the summer months or during



the winter chill.

Upstairs, a bright and airy landing leads to four generously sized bedrooms with two having the added benefit of en-suite bathrooms and fitted wardrobes. Bedroom three offers a large eaves storage area that could be transformed into a walk-in wardrobe, as well as fitted wardrobes. The fourth bedroom provides ample space for freestanding furniture. The family bathroom is spacious, with both a bath and a separate shower, adding further convenience and appeal to this already exceptional property. The loft space is large and is accessed via bedroom three. This space is boarded and provides additional storage.

This stunning home combines practicality, charm, and versatility, making it the ideal family residence.

Local Area

Iver Heath is in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station that benefits from the Elizabeth Line and GWR (Great Western Railway) with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Heath has an excellent choice of state and independent schools along with sought after Buckinghamshire Grammar Schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centres of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.



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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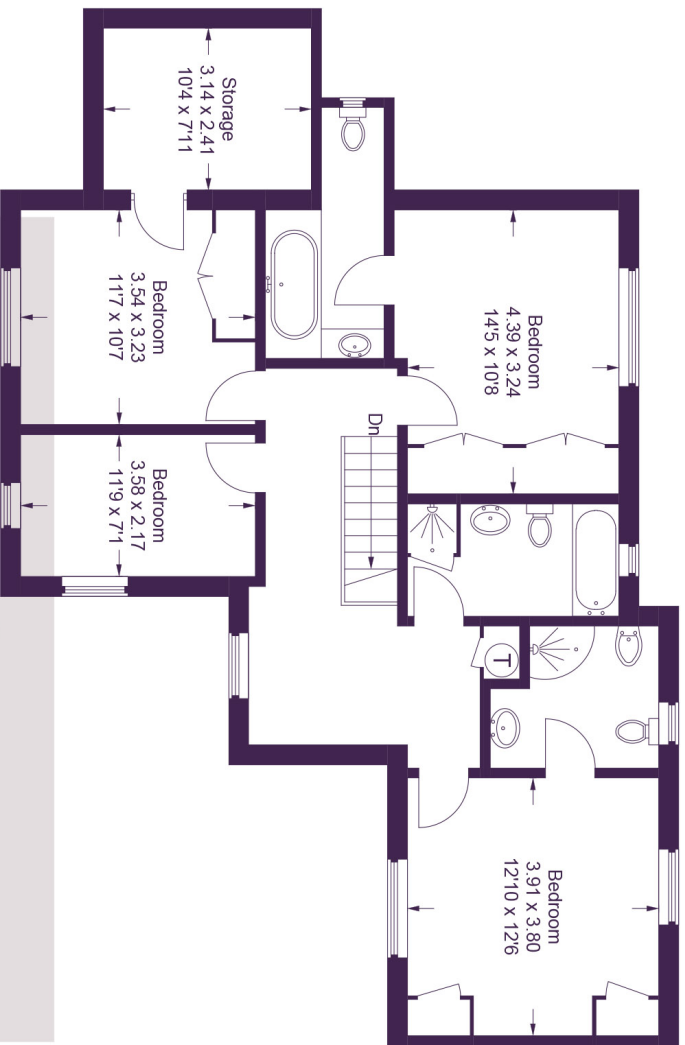
The Laurels

Approximate Gross Internal Area

Ground Floor = 119.2 sq m / 1,283 sq ft

First Floor = 92.6 sq m / 997 sq ft

Total = 211.8 sq m / 2,280 sq ft (Including Garage)



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.