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Dreamsville, Bangors Road South, Iver Heath, Buckinghamshire. SL0 0BB.

£1,200,000 Freehold



A beautifully designed and brand new five bedroom detached house located in a private, gated setting on Bangors Road South, Iver Heath.

A real feature of this recently completed project are the mature, secluded gardens that surround the property on all sides.

You enter the property via double wooden gates and onto a driveway that offers ample off street parking, and surrounding the house is a newly laid patio. The landscaped grounds have a raised lawn, with extensive shrubs and mature trees, while being enclosed by fencing.

Internally, Dreamsville is finished and fitted to a very high standard and offers over 2000 square ft of versatile accommodation.

On the ground floor, an inner hallway gives you direct access to a dining room, living room, study and a cloakroom. The 20'8 x 11'2 dining room/rear reception is a great space to relax in and enjoy impressive views of the garden as it has both bi folding doors and sliding doors leading outside, while the 17'3 x 11'3 living room offers an aspect over the front.

Off the dining room you will find a 12'9 x 12'6 kitchen that offers stylish kitchen units and a centre island, while also having sliding doors leading to the garden, and the study offers a delightful double aspect to the front and side.

Upstairs and onto the first floor, a rear standout feature is the superb balcony which services both the 15'6 x 11'5 master bedroom and 15'11 x 10'8 second bedroom. Both of these bedrooms have ensuite bathrooms and sliding doors that give



independent access to the balcony area.

Bedrooms three and four have bi fold doors leading out to their own balconies and servicing these two bedrooms is a family bathroom.

Furthermore, on the second floor is a great 15'5 x 13' guest suite/bedroom which has its own ensuite shower room.

### THE AREA

Bangors Road South is situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities. The property is close to the popular Iver Flowerland, and is also within easy reach of both Iver Heath Infant and Junior Schools.

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.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools.



#### Important Notice

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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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# Dreamsville

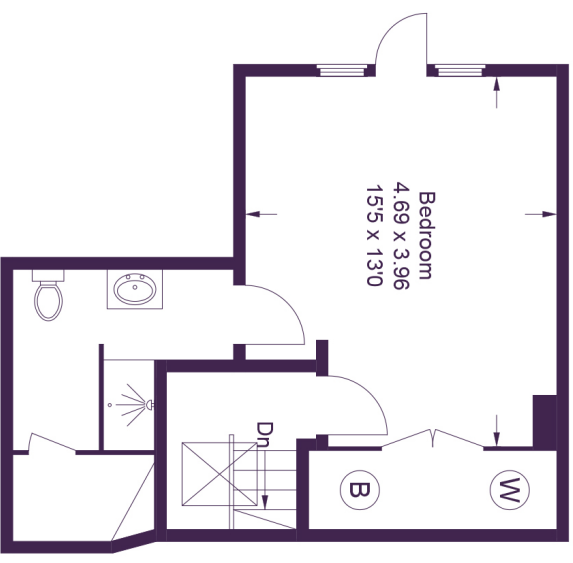
Approximate Gross Internal Area

Ground Floor = 81.0 sq m / 872 sq ft

First Floor = 81.3 sq m / 875 sq ft

Second Floor = 32.7 sq m / 352 sq ft

Total = 195.0 sq m / 2,099 sq ft



Second Floor



Ground Floor

First 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.

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