



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Treborna, Bangors Road North, Iver, Buckinghamshire. SL0 0RY.

OIEO £450,000 Freehold

Hilton King & Locke are pleased to bring to the market this 3-bedroom terrace family home is situated in a good location in Iver Heath. This property is walking distance to shops, schools, doctors' surgery and plenty of local parks. This property offers the potential for extension (subject to planning)

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring an elegantly designed reception room that provides a versatile space for relaxation and entertainment.

A unique feature of this property is the flexible conservatory that can easily transform into a serene office space/ playroom. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The well-appointed kitchen boasts space for an American-style fridge freezer, gas hob, cooker, and grill catering to modern convenience and functionality

Ascending to the upper level, three spacious bedrooms await with them all having plenty of space for free standing furniture.

The modern family bathroom completes the upstairs.

To the front of the property, that is set back from the road you are greeted by the front garden. To the rear of the property, you have a low maintenance paved garden, perfect for entertaining. This property also come with a garage with power and 2 private parking spaces.

Treborna, is situated Iver Heath's popular locations Perfectly situated close to beautiful woodland walks at Black Park and Langley Park as well as Iver Heaths recreational Ground 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). The Elizabeth Line is nearby with access to central London in 30 minutes.

Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities, and local shopping amenities. The property is perfectly situated close to Aysgarth medical centre, Jeeves pharmacy, a local Co-op that's a 2-minute walk. This property is also walking distance to Iver Heaths infants & Junior school.



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

Tel: 01753 650033
iver@hklhome.co.uk

Treborna, Bangors Road North

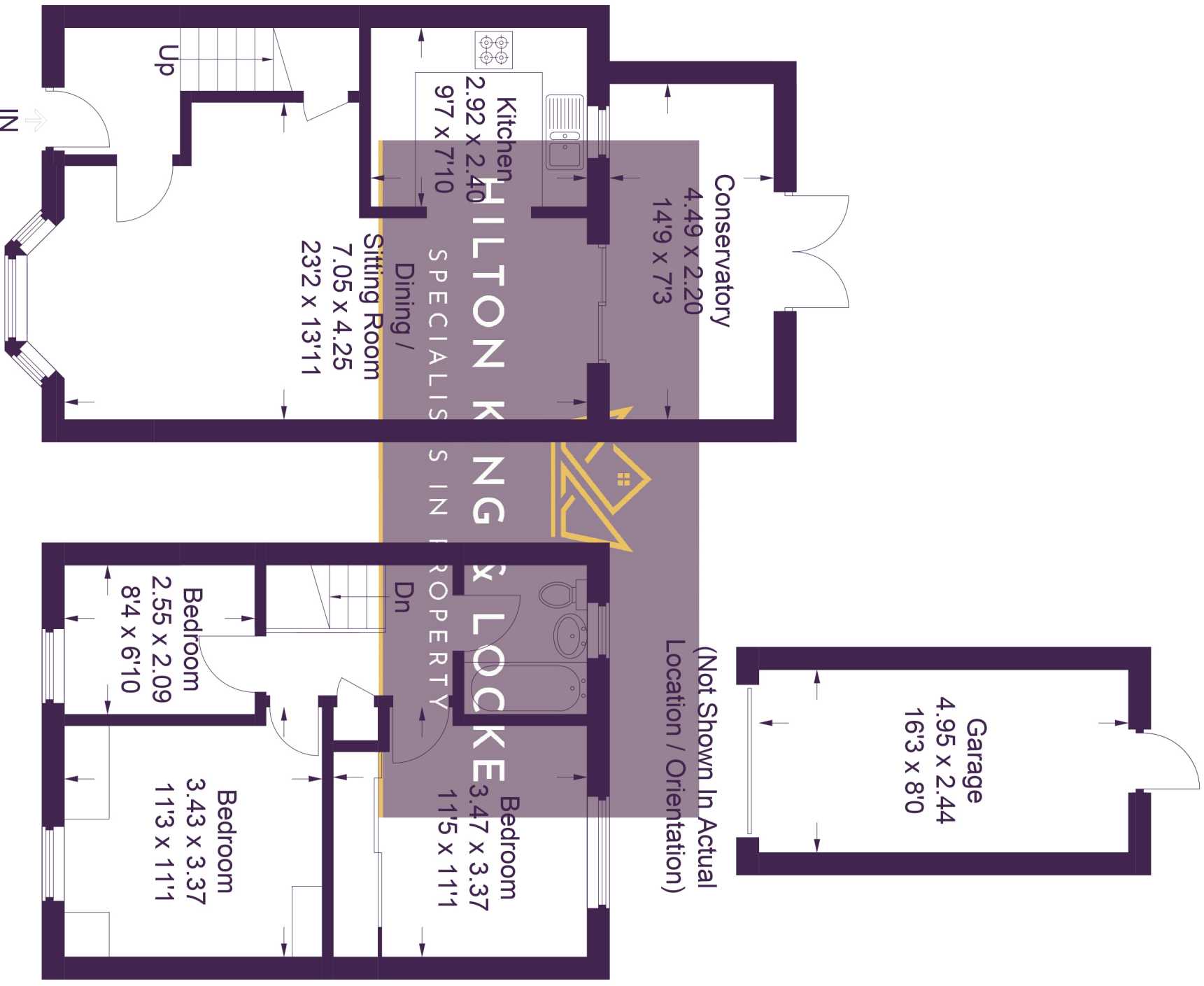
Approximate Gross Internal Area

Ground Floor = 49.2 sq m / 529 sq ft

First Floor = 36.7 sq m / 395 sq ft

Garage = 12.4 sq m / 133 sq ft

Total = 98.3 sq m / 1,057 sq ft



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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