



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



9 Bangors Close, Iver, Buckinghamshire. SL0 0AJ.

£550,000 Freehold

Hilton King & Locke are pleased to bring to the market this truly exceptional three-bedroom end of terrace house which has been extensively refurbished throughout to an incredibly high standard. Accommodation amounts to more than 1,163 sq ft and features include a stunning kitchen/dining/family room with bifold doors overlooking the garden, separate living room, ground floor cloakroom, good size master bedroom and two further bedrooms with a modern four-piece family bathroom. All fixtures are high quality. Must be viewed internally!

Upon entering the property there is an extended hallway with a door leading to a ground floor shower room. The hallway consists of under stair storage and stairs leading to the first floor. The living room, situated at the front of the property has a front aspect window. Also accessed from the hallway is the stunning kitchen/dining/family room. The kitchen area has an extensive range of high-quality units with integrated appliances including a coffee maker. The kitchen opens into the dining/family room which has a skylight window with LED lights and bi fold doors providing an abundance of light to this fabulous room and access to the private lawned garden.

Moving to the first floor there are three excellent size bedrooms. The family bathroom is fitted with a high-quality modern suite.

Additionally, this lovely home benefits from a secluded low maintenance rear garden.

AREA



Iver is a semi rural village situated between Uxbridge and Slough. The larger centres of Uxbridge and Gerrard's 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, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.

Nearby 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. Bangors Close is situated equal distance between two forthcoming Cross rail stations. The property is approximately 10 minutes to both Iver and Langley train stations with journey times will greatly reduce into London with Iver to Paddington in approximately 22 minutes and Iver to Liverpool Street in 33 minutes.



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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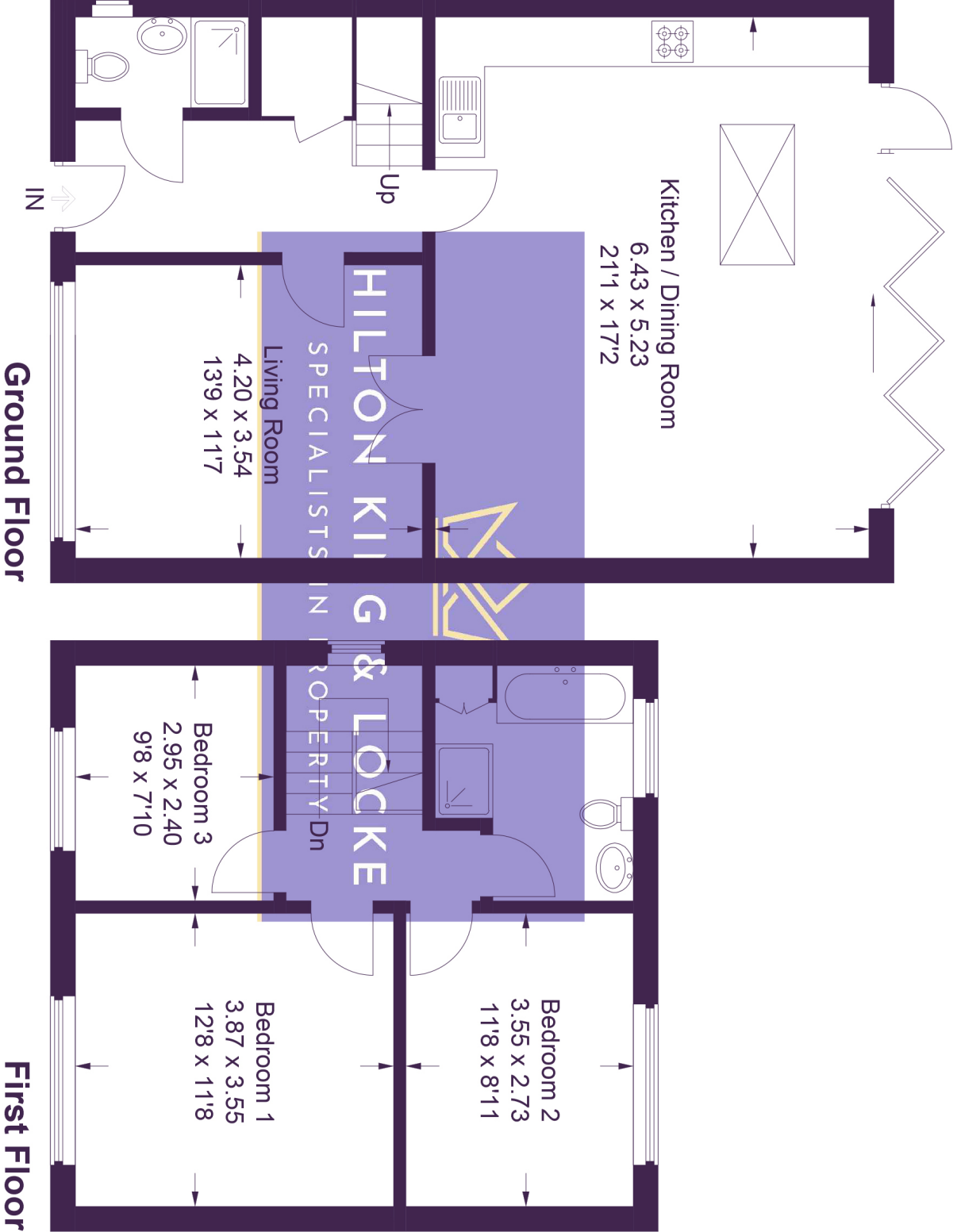
9 Bangors Close

Approximate Gross Internal Area

Ground Floor = 63.8 sq m / 687 sq ft

First Floor = 44.2 sq m / 476 sq ft

Total = 108.0 sq m / 1,163 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.