



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



97 Ashford Road, Iver, Buckinghamshire. SL0 0QF.

£825,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful three bedroom detached family home that boasts 1,266 sq ft.

This remarkable detached house offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living.

Upon entering the property that is set back from the road you are greeted by ample parking spaces for multiple cars, providing convenience for both residents and guests as well as side access that gives you access to the well-maintained garden. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere.

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 provide a versatile space for relaxation and entertainment.

A unique feature of this property is the flexible converted garage that has been made into a snug with power that can be easily transform into a serene office space. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The modern and well-appointed kitchen boasts integrated appliances and connects seamlessly to the dining area and a utility room, catering to modern convenience and functionality providing access to outside via the bi folding doors bringing the outside in. A downstairs W/C adds to the convenience of daily living. Ascending to the upper level, three spacious bedrooms await, with the master bedroom boasting a size of 15'0 x 9'11 providing ample floor space for free standing furniture. Bedroom two has the added benefit of views over the beautiful mature garden. Bedroom 3 sits at the front of the property and is also a good size at 8'11 x 7'1. The modern fully tiled family bathroom completes the upstairs.

An exciting feature of the property is the outside bar space that overlooks the picturesque surroundings, offering a private oasis for relaxation and family time. The garden has been well looked after by the current vendors and offers complete privacy with a gate to the rear that provides access into the Iver Heath fields. The garden is the perfect space for entertaining with the fully working bar adding to this property charm.

The outdoor area is a paradise. A games room complete with power is an ideal space for entertainment as well as garage space for storage with an electric door.



In conclusion, this detached house offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.

#### THE AREA

Iver Heath has beautiful surrounding countryside including Black Park and Langley Park that have an excellent network of footpaths and bridleways. The famous Pinewood Studios also features a cinema. Iver is a semi-rural village situated between Uxbridge and Slough. 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, including Dr Challoner's High School for Girls and Dr Challoner's Grammar School for Boys. Slough Grammar is also available to Iver Heath residents.

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. The property is a short drive from either Langley or Slough Stations, both of which are connected via Cross rail. In addition, nearby Uxbridge Station gives you access to the Metropolitan and Piccadilly Lines.



#### 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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# 97 Ashord Road

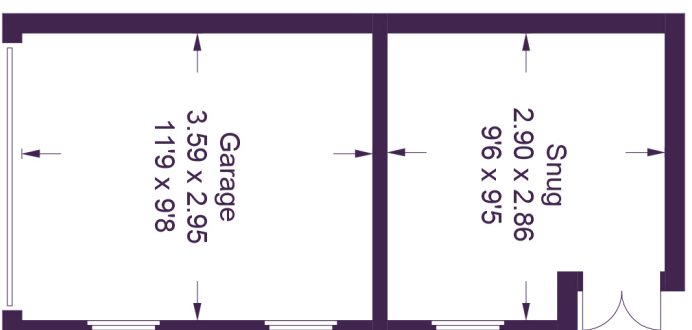
Approximate Gross Internal Area

Ground Floor = 57.8 sq m / 622 sq ft

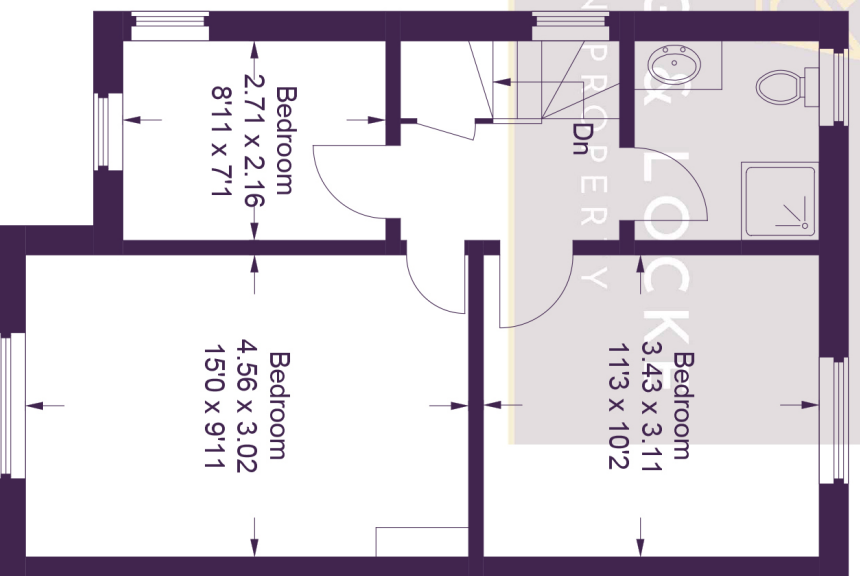
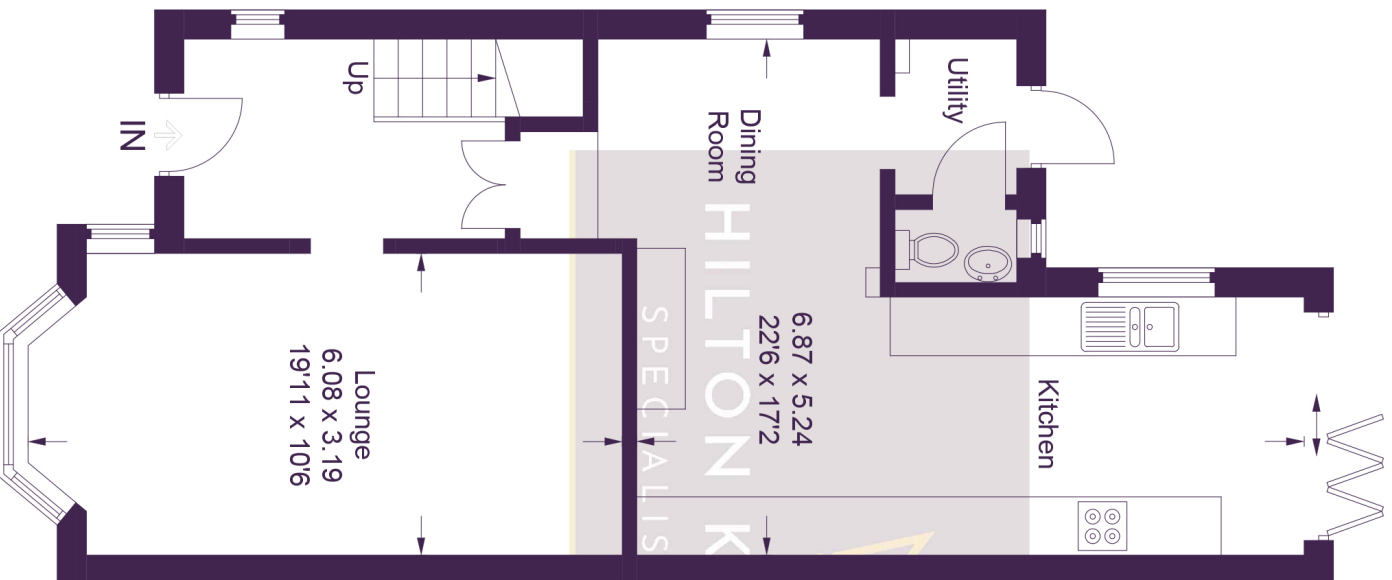
First Floor = 41.0 sq m / 441 sq ft

Garage / Snug = 18.9 sq m / 203 sq ft

Total = 117.7 sq m / 1,266 sq ft



(Not Shown In Actual  
Location / Orientation)



## 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.