



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



124 Mansion Lane, IVER, Buckinghamshire. SL0 9RF.

£550,000 Freehold

Hilton King & Locke are pleased to bring to the market this enchanting 4-bedroom cottage offers a perfect blend of rustic charm and modern comfort. With its open-plan design, stunning garden, stunning views, this property is a true haven for those seeking tranquillity and a touch of luxury.

The heart of this cottage is its spacious open-plan living room, kitchen, and dining area. This inviting space is perfect for both family gatherings and entertaining friends. The cottage boasts two double bedrooms on each floor, offering flexibility and privacy. This property benefits from a family bathroom on the lower level and an en-suite bathroom for added comfort on the upper level.

With parking space for up to three cars, this property ensures that both residents and guests have ample room for their vehicles.

Leading outside you can enjoy the views of the garden and beyond. A side access driveway leads you out into the lawned garden with patio area overlooking paddocks, a view that money can't buy!

Don't miss the opportunity to make this charming cottage your own.

THE AREA

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.

Iver has a mainline railway station to Paddington. Iver is on the Crossrail route Elizabeth Line providing the locality direct access to Canary Wharf in 40 minutes and Bond Street in 26 minutes.



Central London is easily accessible by road via the M40 (J1A), M4 (J5) 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 Burnham Grammar School, 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. Horse racing can be found at Windsor, Sandown and Kempton Race Courses.

Nearby Iver Heath has beautiful surrounding countryside including Black Park and Langley Park that has an excellent network of footpaths and bridleways.



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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124 Mansion Lane

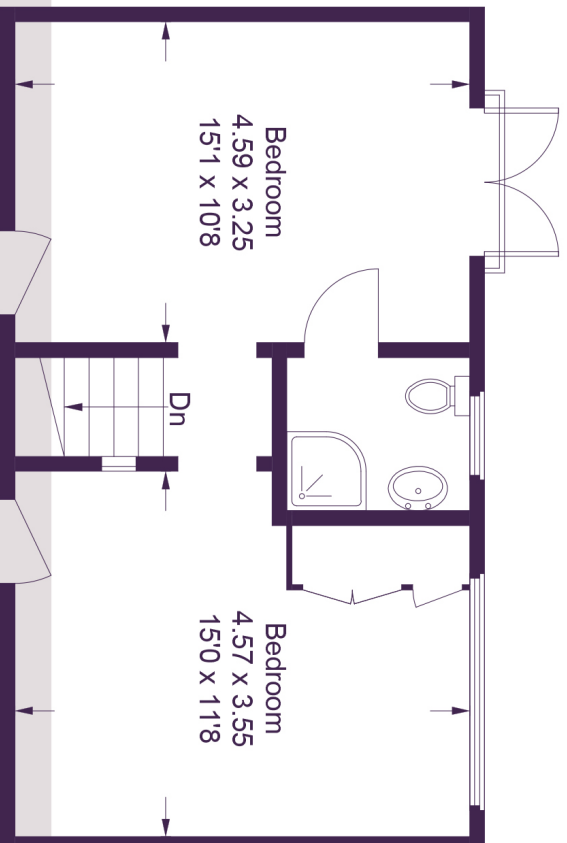
Approximate Gross Internal Area

Ground Floor = 69.7 sq m / 750 sq ft

First Floor = 37.9 sq m / 408 sq ft

Utility = 1.8 sq m / 19 sq ft

Total = 109.4 sq m / 1,177 sq ft



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.

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