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SPECIALISTS IN PROPERTY



Azalea Way, George Green, Buckinghamshire. SL3 6RN.

£600,000 Freehold

**\*Stunning Four Bedroom Family Home with Contemporary and practical Upgrades\***

Don't miss the opportunity to make this house your forever home. Contact us today to arrange a viewing and experience the charm and elegance of this exceptional property for yourself.

Welcome to this meticulously extended and refurbished four bedroom family home that effortlessly combines modern convenience with timeless elegance. Situated in a desirable neighbourhood, this property offers an abundance of space and style, making it the perfect sanctuary for a growing family. As you step through the entrance porch, you'll immediately appreciate the thoughtful design which includes a built-in full-length mirror cupboard and ample storage for coats and shoes. The heart of this home is the beautifully renovated kitchen, featuring a 5-burner gas stove and a convenient breakfast bar, all redone in 2020. The spacious living area is perfect for relaxation and entertaining, while a second living area with bifold doors leading to the garden and skylight window floods the room with natural light.

The windows are rain censored and remote controlled. Additionally, a versatile study, a practical utility room (with a sink) and a cloakroom complete the ground floor. Recent upgrades in March 2023 include brand-new windows throughout the entire house, adding both aesthetic appeal and energy efficiency. The home also has app controlled heating system. The extension of a second living room and dedicated office space was completed in 2021. There is also a fitted electric car charging point, power and water supply at the side of the house, front and rear of the house. Moving upstairs to the first floor, you'll discover three well-appointed bedrooms.

Bedroom two is a spacious double with fitted wardrobes, facing the tranquil rear garden. Bedroom three, also a double, offers ample space for a wardrobe and enjoys a sunny front-facing aspect. Bedroom four overlooks the rear garden and is a cozy single room, currently used as an storage room, but can easily fit a single bed and storage. A



tastefully tiled family shower room with under floor heating completes this floor. Ascending to the second floor reveals the grand master bedroom, complete with fitted cupboards and an ensuite bathroom. This luxurious retreat provides privacy and tranquillity for the homeowners.

The outdoor spaces are equally impressive. To the rear, you'll find a well-maintained garden with rear access, mainly laid to lawn and with mature borders and a vegetable patch. There is a patio area perfect for outdoor dining and childrens play. The owners recently build a large practical workshop on a concrete base at the end of the garden. The rear garden also has water and power supply. Also featuring beautiful views over Langley Park. To the front, the property boasts a spacious driveway providing parking for multiple cars, with a power point and water supply to the side of the property, inside the greenhouse storage space.

George Green is a quiet village and is situated a short distance from the stunning walks and lakes of Black Park and Langley Park. It is close to Iver, Uxbridge and Slough town centres, all of which provide excellent access into London via various commuter links (Elizabeth Line included) and a variety of shops and supermarkets. Langley Grammar School, Herschel Grammar School, Upton Court Grammar School and St Bernard's Catholic Grammar School are all within the catchment area, along with several infants, junior schools located close by. In summary, this extended and refurbished family home offers the perfect blend of modern living and classic charm. With its spacious layout, high-quality finishes, and convenient location, it's a place where cherished memories are waiting to be made.



#### 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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# 32 Azalea Way

Approximate Gross Internal Area

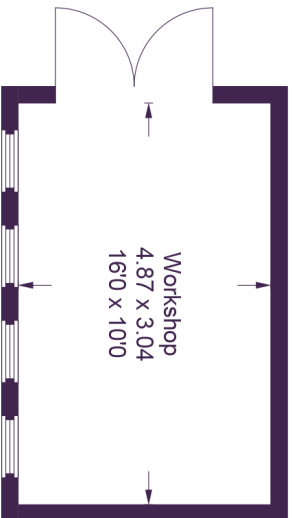
Ground Floor = 74.1 sq m / 798 sq ft

First Floor = 39.1 sq m / 421 sq ft

Second Floor = 21.1 sq m / 227 sq ft

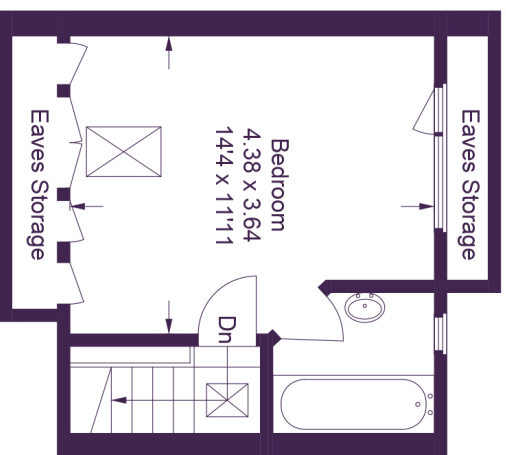
Outbuildings = 17.7 sq m / 190 sq ft

Total = 152.0 sq m / 1,636 sq ft  
(Excluding Eaves Storage)

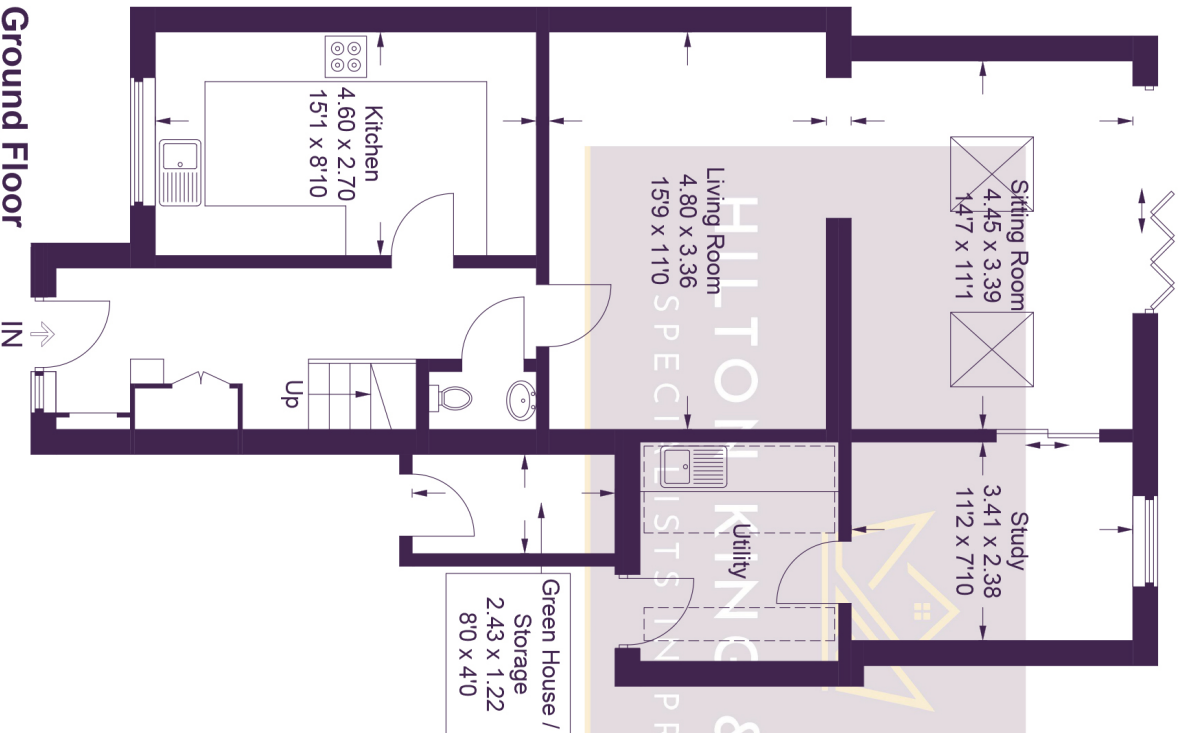
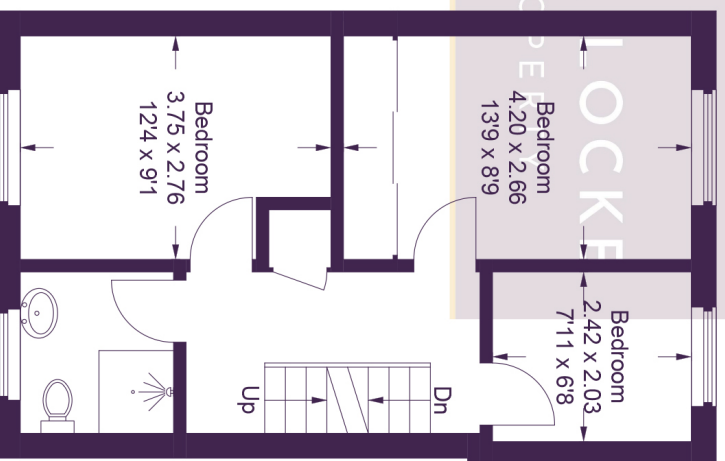


(Not Shown In Actual Location / Orientation)

 = Reduced headroom below 1.5m / 5'0



## 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.