



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Pinewood Close, Iver Heath, Buckinghamshire. SL0 0QT.

£1,200,000 Freehold

AN EXTREMELY RARE OPPORTUNITY TO PURCHASE A FAMILY HOME IN ARGUABLY IVER HEATHS FINEST LOCATION

BEAUTIFUL CHARACTER HOME CIRCA 3000 SQUARE FT

CLOSE TO BOTH LANGLEY PARK AND BLACK PARK

SET ON A SUPERB PLOT

IN TOTAL 5 BEDROOMS, 4 RECEPTIONS, 2 BATHROOMS

A chance to purchase a property in need of modernisation which is set in this perfect location. Pinewood Close, is a small cul-de-sac consisting of a handful of stunning properties, and this family home is perfect if you are looking for that forever home and something that you can put your own stamp on.

This beautiful character home is situated on a superb plot, benefiting from a secluded and extensive east facing rear garden, therefore offering excellent potential to extend if required (subject to the usual consents).

In total there is over 2900 square ft of accommodation on offer. The ground floor has an entrance porch leading to a good sized inner hall which gives to direct access to the 15'1 x 12'5 bay fronted dining room, the 21'2 x 12'4 living room and the kitchen/breakfast room. Also on the ground floor is a study which is semi open plan to the living room, a 32'4 x 11'2 conservatory, utility, cloakroom and also access to the integral 23'8 x 11'4 garage.

Upstairs and onto the first floor is a rear facing 17'3 x 11'5 master bedroom with its own ensuite bathroom, two further double bedrooms and a family bathroom.

The second floor houses two more bedrooms which both offer dual aspect.



Outside is a large frontage with parking for multiple cars. The delightful rear garden is secluded with a patio and is mainly laid to lawn with mature shrub and flower borders plus a timber shed.

THE AREA

Pinewood Close is situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities.

As a Pinewood resident, there is a free weekly bus service to surrounding stations by Pinewood Film Studios. There is also easy walking access to the beautiful woodland walks at Black Park and Langley Park 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) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools.



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 (â€œinformationâ€œ) 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.



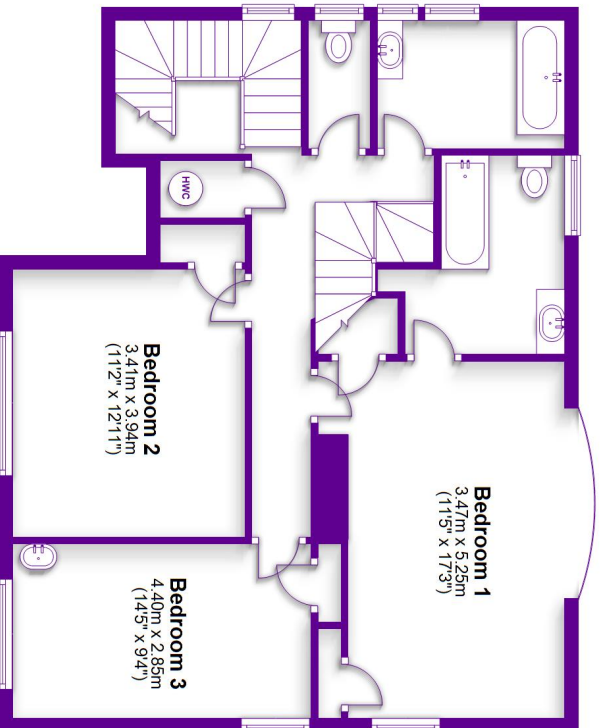
23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
iver@hklhome.co.uk

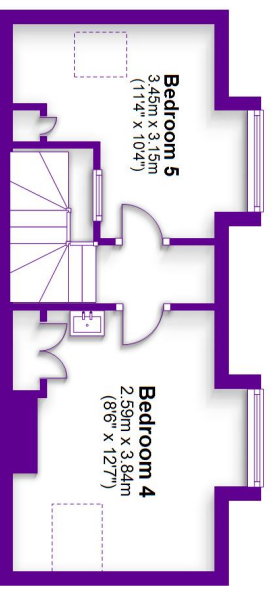
Ground Floor
Approx. 166.1 sq. metres (1798.4 sq. feet)



First Floor
Approx. 78.6 sq. metres (845.8 sq. feet)



Second Floor
Approx. 25.5 sq. metres (274.1 sq. feet)



Total area: approx. 270.2 sq. metres (2908.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only.
© My Home Property Marketing - Unlicensed real estate production prohibited.
Plan produced using PlanItUp.