



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Glentana, Church Road, Iver, Buckinghamshire. SL0 0RD.

£635,000 Freehold

Hilton King & Locke are pleased to bring to the market this two-bedroom detached bungalow situated in Iver Heath. The property was built in 1957 and has the benefit of planning permission to extend to the rear and upwards to create a substantial 3/4-bedroom 2-bathroom property (pl/22/0029/fa).

Upon entering the property that is set back from the road behind gates you are greeted by ample parking spaces for multiple cars, providing convenience for both residents and guests as well as side access to even more parking and access to the low maintenance paved 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 a large open plan elegantly designed reception room that provide a versatile space for relaxation and entertainment that provides access to outside.

The well-appointed kitchen boasts integrated appliances and connects seamlessly to a utility room, catering to modern convenience and functionality providing access to outside. A modern family shower family room adds to the convenience of daily living.

Bedroom One features a large bay window overlooking the front. This room has plenty of space for a king-size bed as well as the added benefit of fitted storage and a



separate W/C.

Bedroom two is also good in size and has plenty of fitted wardrobes leaving ample floor space.

Outside you have a paved garden with outside shower room and two storage sheds.

## LOCATION

A convenience store, local shopping parade (with Co-op supermarket) and bus routes are all within walking distance. The town centre of Uxbridge (with Metropolitan Line & Piccadilly Line), Iver, Richings Park (with Elizabeth Line) are all within a short drive. London Heathrow Airport, the motorway network and Stockley Business Park are all also within easy motoring distance.




### 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.

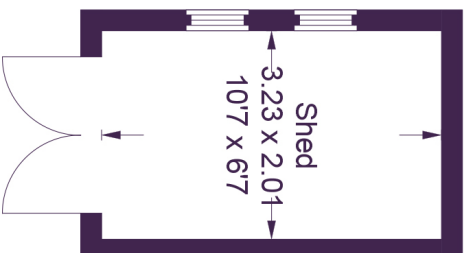


23 High Street  
Iver Buckinghamshire SL0 9ND

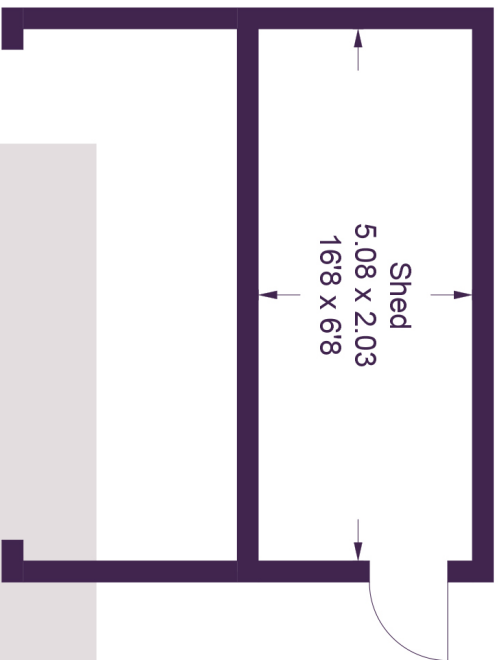
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# Glentana, Church Road

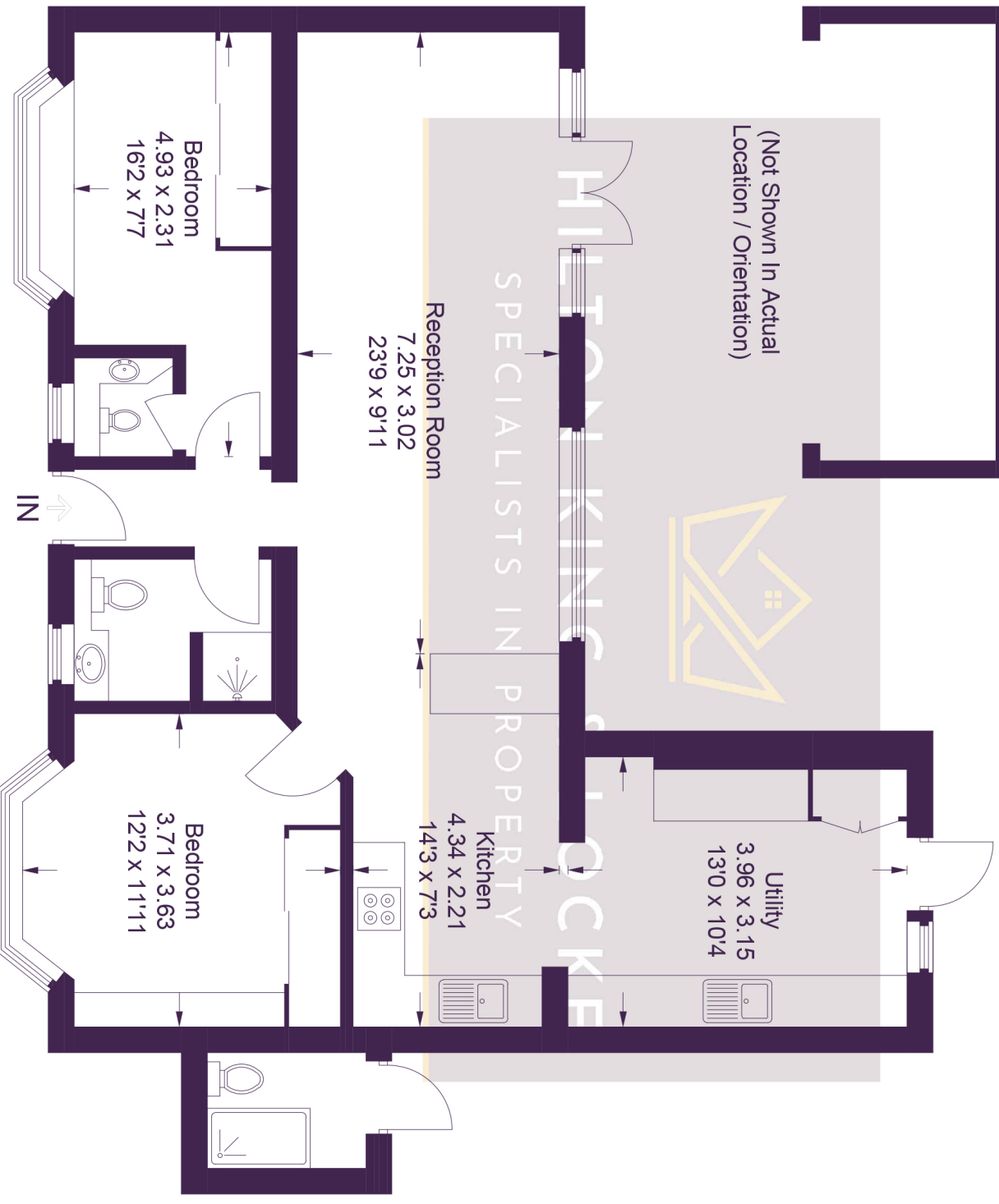
Approximate Gross Internal Area = 80.0 sq m / 861 sq ft  
Outbuildings = 19.6 sq m / 211 sq ft  
Total = 99.6 sq m / 1,072 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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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