



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Tregony, Love Lane, Iver, Buckinghamshire. SL0 9QT.

£550,000 Freehold

Hilton King & Locke are pleased to bring to the market this rarely available three-bedroom semi-detached bungalow nestled in a sought-after location, this charming and versatile home offers spacious and well-balanced accommodation extending to approximately 1,204 sq ft, including a garage and outbuildings. Beautifully arranged over two floors, the property combines practical living with character and comfort throughout.

The ground floor features a generous open plan living and dining room measuring over 22 feet in length, creating a bright and welcoming space ideal for family life or entertaining. The adjoining kitchen offers ample workspace and direct access to the garden area. Two comfortable bedrooms are located on this level, including a sizeable double room to the front and a smaller bedroom that could also serve as a study or nursery. A well-appointed bathroom completes the ground floor accommodation.

Upstairs, the first floor provides a spacious double bedroom with pleasant proportions and natural light, creating a peaceful retreat away from the main living areas. This room provides plenty of storage options.

Outside, the property benefits from several useful outbuildings, including two sheds, a large garage, and a separate store, offering excellent storage or workshop potential. The outdoor spaces provide plenty of scope for gardening, hobbies, or simply enjoying the surroundings. This property also benefits from ample parking at the rear as well as road parking.

With its flexible layout, generous rooms, and additional outbuildings, this delightful property represents an excellent opportunity for those seeking a comfortable family home or countryside retreat in a desirable area.

There are a range of schools, recreational facilities and local shopping amenities within easy reach of this property. The larger



centres of Uxbridge and Gerrard's 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. The beautiful surrounding countryside including Black Park and Langley Park has an excellent network of footpaths and bridleways.

An appointment to view this excellent home is highly recommended!

"The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion."



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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Tregony Love Lane

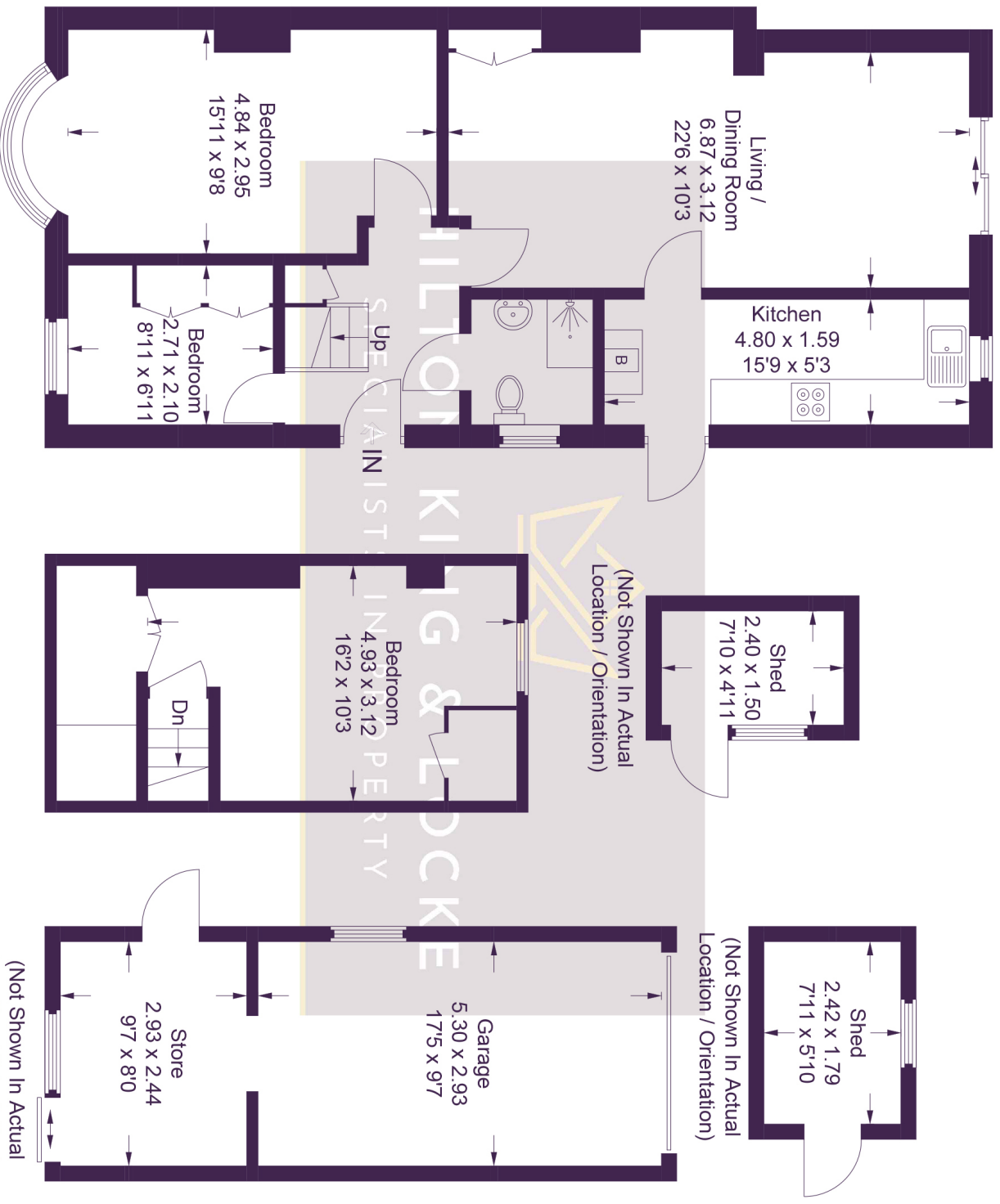
Approximate Gross Internal Area (Including Garage)

Ground Floor = 62.0 sq m / 667 sq ft

First Floor = 18.7 sq m / 201 sq ft

Outbuildings = 31.2 sq m / 336 sq ft

Total = 111.9 sq m / 1,204 sq ft



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.

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