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Cedar Close, Iver Heath, Buckinghamshire. SL0 0QX.

£1,325,000 Freehold

A substantial executive home situated in most desirable Cedar Close in Iver Heath, a sought after cul-de-sac close to amenities, Pinewood Studios, the Motorway Network of the M25/M4 and M40, plus Heathrow. The property is walking distance to local shops and amenities, which include a Co-op, Chemists and a Doctors Surgery.

Overall accommodation sits at 3080 square ft, and consists of three reception rooms, five great sized bedrooms, and three bathrooms.

You enter the property and into a spacious entrance hall which in turn gives you direct access to a cloakroom, the lounge, a study, dining room and the kitchen/breakfast/family room.

The kitchen/breakfast/family room really is the hub of the home and ideal for entertaining, measures 26'4 x 17'11, with it offering a wide range of fitted kitchen units, a centre isle with breakfast bar, space to formally dine, and this room also gives you access to a utility and the 13' x 11'1 conservatory.

The 19'9 x 16'2 lounge has bi folding doors which lead out to the garden plus a stunning inglenook style fireplace, while both the dining room and study offer a twin aspect to the front.

Upstairs, bedroom one is 19'1 x 14'2, has two sets of fitted wardrobes and a large ensuite which has a panel bath plus a separate shower cubicle. Bedroom two measures 13'4 x 13'3, has built in wardrobes plus an ensuite, and bedrooms three, four and five are all great sized doubles, all having wardrobes, and each offering a front aspect. A family bathroom completes the first floor.

Outside, is a detached 18'3 x 17'7 double garage which has got planning permission to link it to the main house, and convert it to a recreational area/Gym. (Planning application number PL/23/1352/FA). The permission also allows you to extend the



garage and create a shower room. Planning could potentially adapted to incorporate a one bed apartment instead, and therefore potential rental income (subject to consent).


In addition, as the property is situated on a corner and has a large frontage and side garden, there is second timber framed garage/outbuilding which has recently been constructed, and measures 18'7 x12'2. Due to the spacious frontage, there is an abundance of parking on offer both in front of/and behind the secure wooden double gates.

The rear garden is private and fairly low maintenance, is mainly laid to lawn with a patio, lawn and shrub borders to the sides.

THE AREA

The property 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

| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92+) <b>A</b>                              |                         |   |
| (81-91) <b>B</b>                            |                         | 81  |
| (69-80) <b>C</b>                            | 74                      |   |
| (55-68) <b>D</b>                            |                         |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |  |



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# 8 Cedar Close

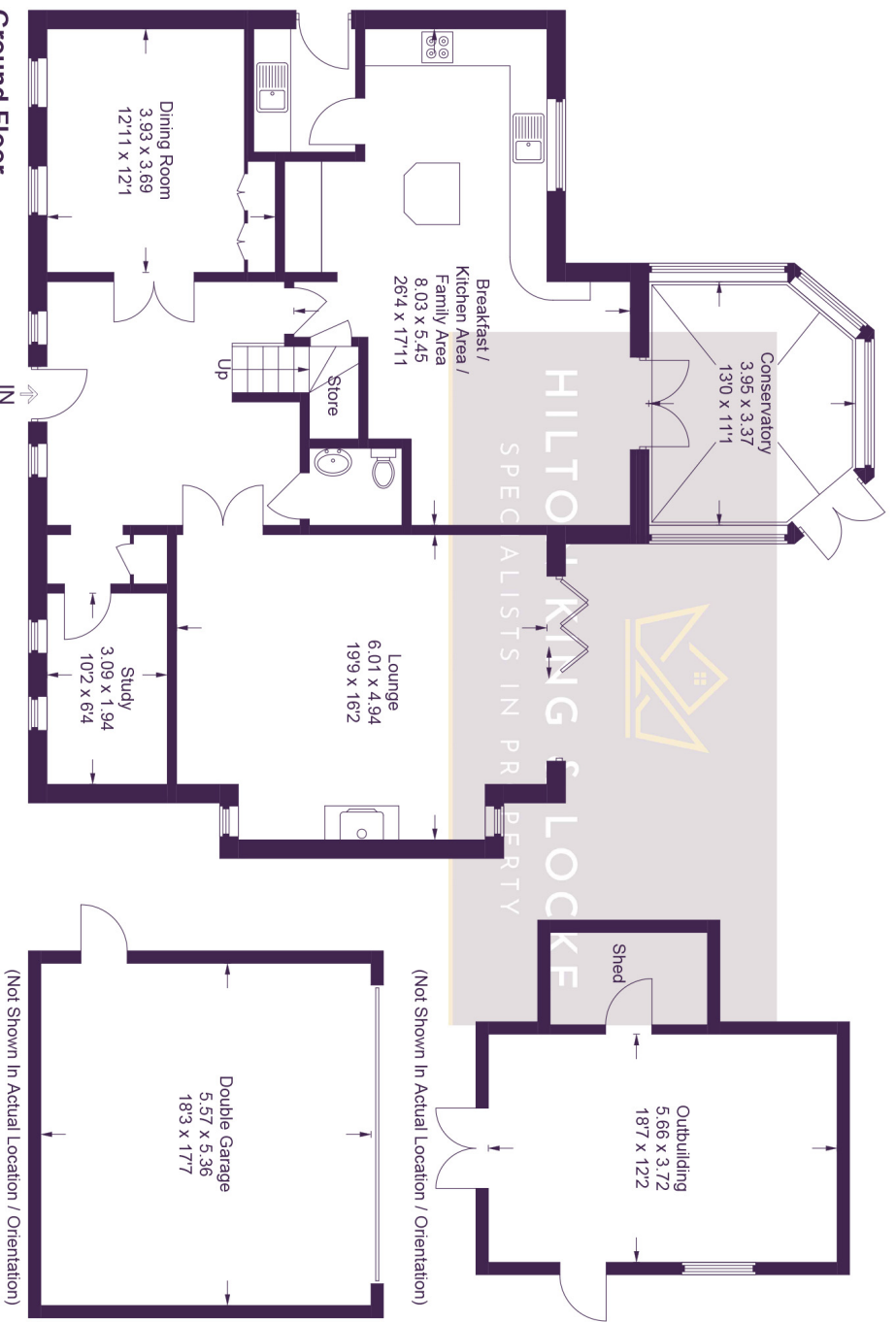
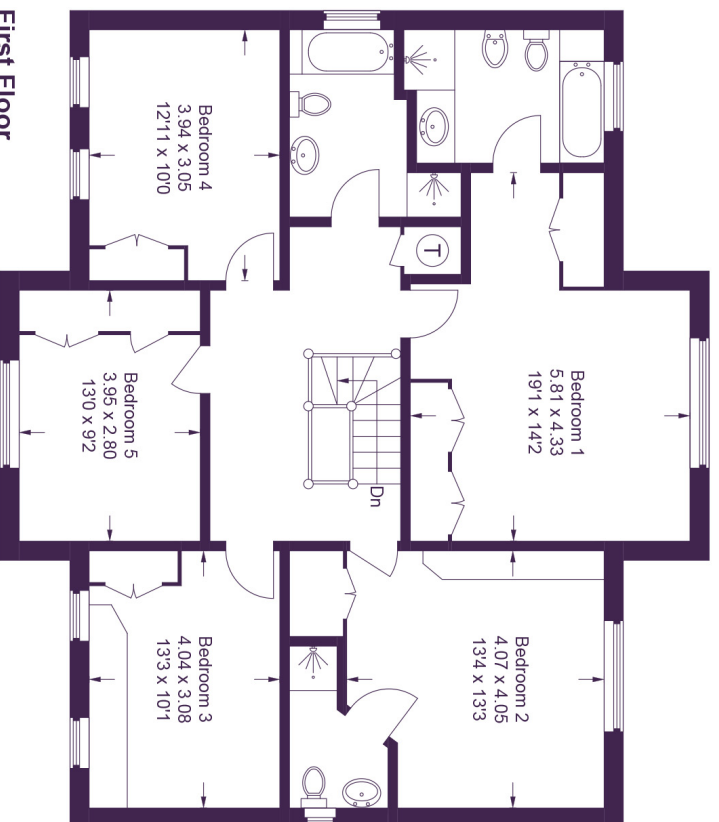
Approximate Gross Internal Area

Ground Floor = 122.5 sq m / 1,318 sq ft

First Floor = 108.9 sq m / 1,172 sq ft

Double Garage / Outbuilding / Shed = 54.8 sq m / 590 sq ft

Total = 286.2 sq m / 3,080 sq ft



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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