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Barnes Way, Iver, Buckinghamshire. SL0 9LZ.

OIEO £563,500 Freehold

A very well presented four bedroom extended family home with excellent sized accommodation of over 1300 square ft.

A real feature of this property are the spacious, light and airy rooms throughout, as well as being in a small no through road close to both Iver High Street, and also Iver Station, which is on the excellent Crossrail route.

Accommodation includes an entrance porch, and a 13'7 x 12'3 living room which is open plan to the 13'7 x 9'10 dining room. The living room offers a front aspect window and bamboo flooring, while a feature of the dining room is that it offers views of and gives access to the garden, via french doors.

From the dining room as an inner hall that leads to a cloakroom and the superb 20' x 10'11 extended kitchen. This great space gives you access to the garden, has a lovely double aspect, plenty of eye and base level units plus a breakfast bar.

Upstairs are four excellent sized bedrooms. Bedroom one measures 13' x 10'10, bedroom two 11'2 x 9'5, while bedrooms three and four both offer rear aspects and overlook the garden. Completing the first floor is a family bathroom with a panel bath plus separate shower cubicle.

There is also an integral garage that has a utility/storage room at the rear, off street parking at the front, plus a well kept and low maintenance rear garden. This garden is mainly laid to lawn and has a patio at either end of the garden.



THE AREA

Iver is a semi rural village situated between Uxbridge and Slough.

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, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys.

The area is well served for sporting facilities with The Buckinghamshire, and Gerrards Cross/Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.

Nearby Iver Heath has beautiful surrounding countryside including Black Park and Langley Park that has an excellent network of footpaths and bridleways. The famous Pinewood Studios also features a cinema.

This property is situated just under 1 mile from Iver Train Station which is on the crossrail route, where journey times are greatly reduced into London, with Iver to Paddington in 22 minutes, and Iver to Liverpool Street in 33 minutes.




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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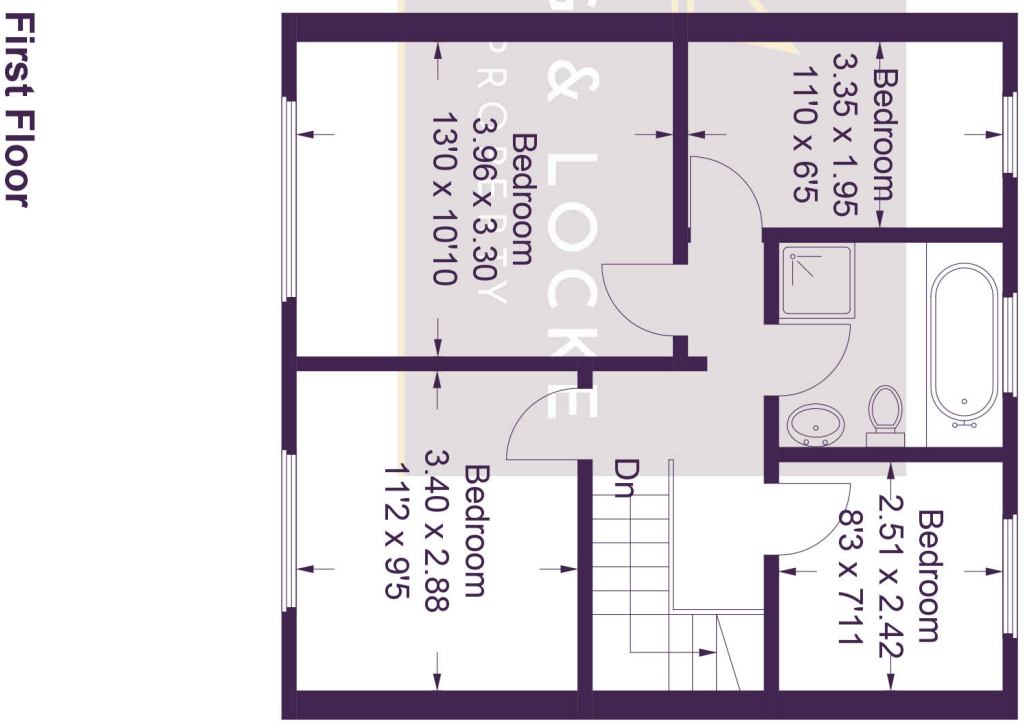
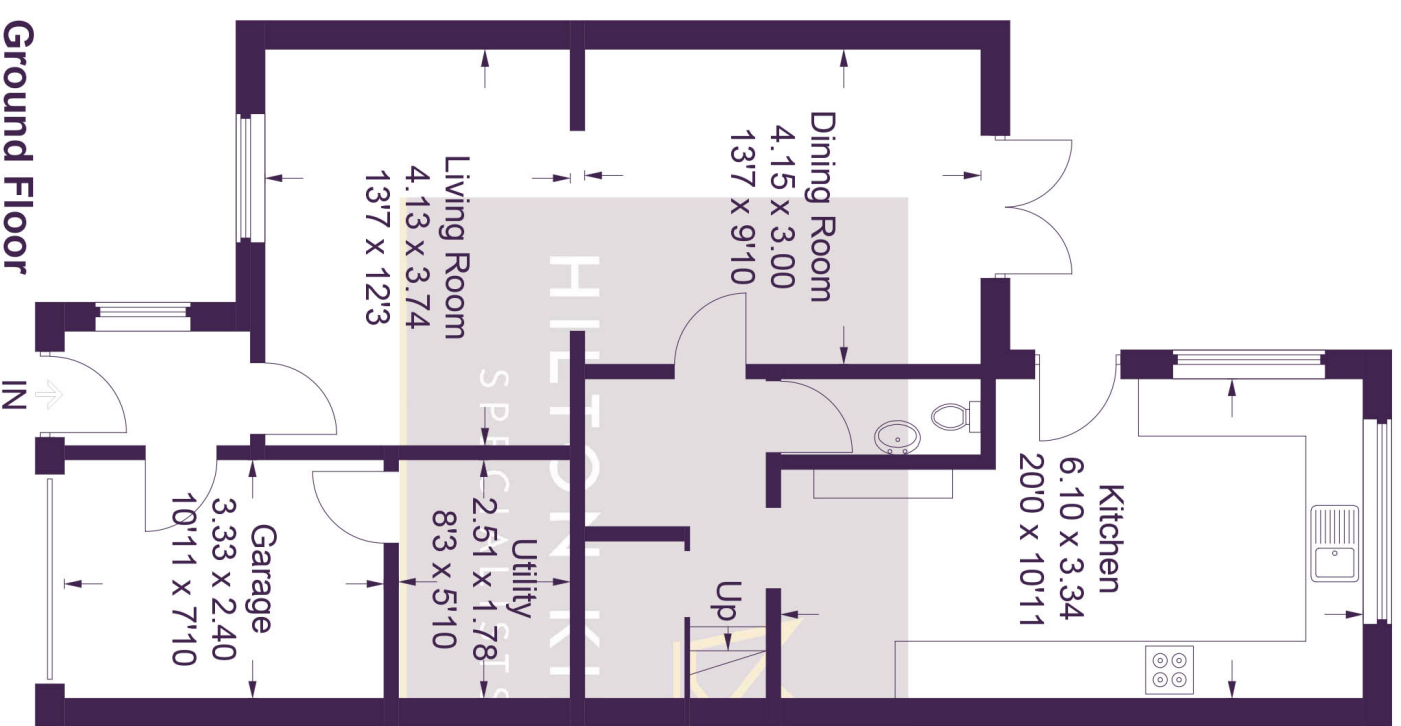
17 Barnes Way

Approximate Gross Internal Area

Ground Floor = 73.0 sq m / 786 sq ft

First Floor = 50.3 sq m / 541 sq ft

Total = 123.3 sq m / 1,327 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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