



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



6 The Poynings, Iver, Buckinghamshire. SL0 9DT.

Fixed Price £780,000 Freehold

Hilton King & Locke are pleased to bring to the market this truly exceptional and particularly spacious 3/4 bedroom, two-bathrooms residence that has been extended, refurbished and designed to a high standard whilst providing extremely bright and spacious accommodation arranged over two floors. This is a unique opportunity to purchase this beautiful home.

The entrance to the property via the front door leading to the porch, perfect for shoes & coats.

The first reception room is front aspect that brings in an abundance of natural light, this room could be used as a more formal dining room or home office or even a bedroom. The modern downstairs shower room has been finished to a very high standard.

The main open plan family room has plenty to offer with a fitted kitchen that has been finished to a very high standard and has under floor heating, perfect for the winter months. This stunning kitchen/dining/family room area has an extensive range of high-quality units with integrated appliances. The kitchen opens into the family room which has an abundance a natural light and is very modern in style. This property benefits from double glazed windows plus bi fold doors providing an abundance of light to this fabulous room and access to the private large lawned garden with side access. There is an added storage cupboard that offers space for a washing machine. Leading upstairs you have three good sized bedrooms with two that have the benefit of fitted wardrobes and a fully tiled contemporary three-piece family bathroom. There is added eve storage accessed via a door on the side of the stairs that contains the Megaflo system.



To the rear of the garden, you have the added bonus of a fully functional outbuilding that has power and light as well as a fully fitted kitchen and shower room. a perfect space if you have older children or work from home.

#### THE AREA-

The property is located within walking distance of various local amenities and to Iver train station, operated by the Great Western Railway to London, Paddington and Oxford, and via Crossrail, which will further reduce journey times.

Central London is also easily accessible by road via the M40, A40, M4 and M25 and Heathrow Airport is situated only 5 miles away.

Iver has an excellent choice of state and independent schools. The area is well served for sporting facilities and the countryside, including Black Park and Langley Park. The larger centres of Gerrard's Cross and Uxbridge are also close by where there are a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema.



#### 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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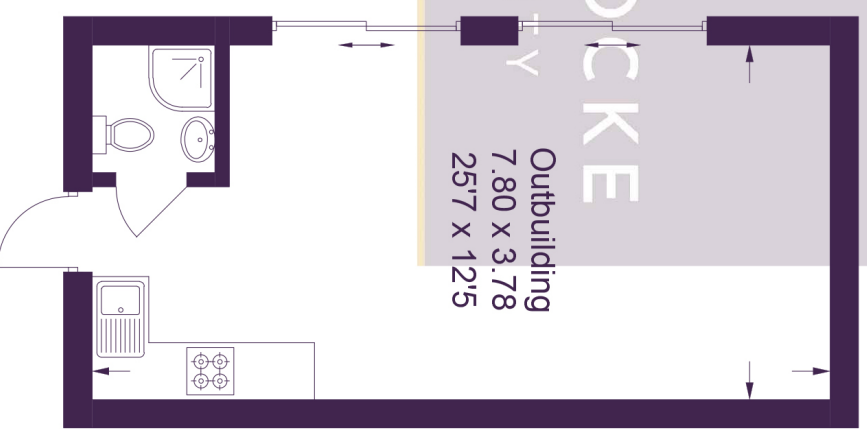
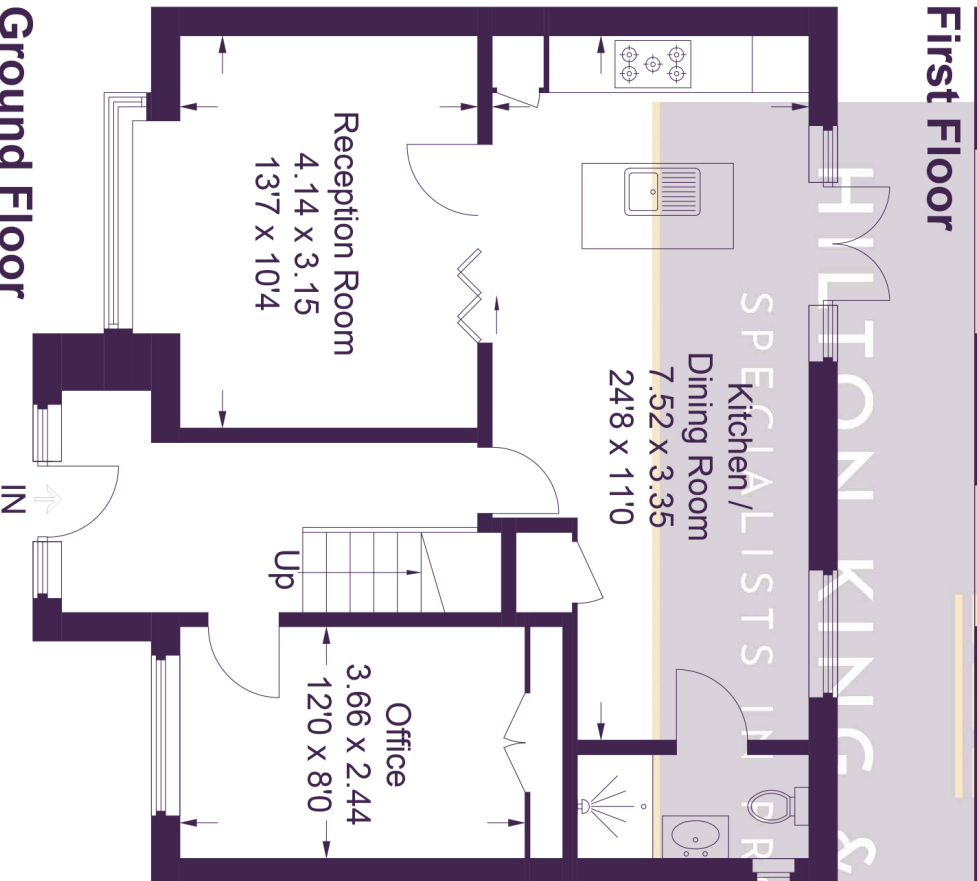
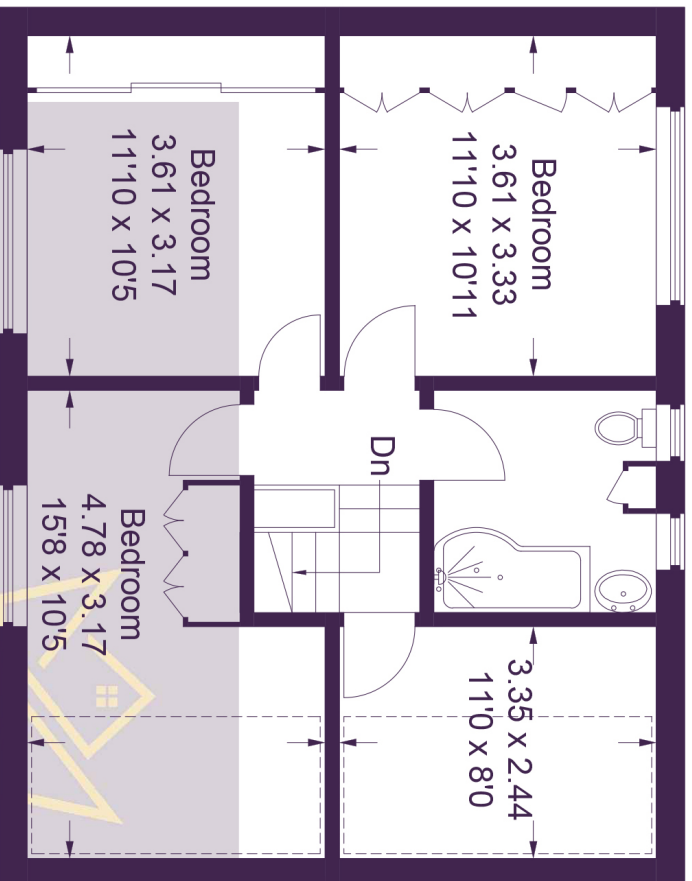
# 6 The Poynings



Approximate Gross Internal Area  
 Ground Floor = 62.5 sq m / 673 sq ft  
 First Floor = 57.9 sq m / 623 sq ft  
 Outbuilding = 30.0 sq m / 323 sq ft  
 Total = 150.4 sq m / 1,619 sq ft



= Reduced headroom below 1.5m / 5'0"



(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.