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Mansion Lane, Iver, Buckinghamshire. SL0 9RF.

£475,000 Freehold

A refurbished three storey cottage coming to the market with no upper chain and showing in excellent condition throughout. This great property is the larger type of cottage that you will find locally, as it has three independently accessible bedrooms across two floors and total accommodation amounting to 1056 square ft.

Other impressive benefits includes off street parking for two cars on the front drive, plus a great sized rear garden that backs onto open fields, and there are also stunning views over fields to the front from the top floor.

You enter the ground floor of the property via a double aspect entrance porch/boot room which has storage space, and then into a 22'11 x 11'11 through living room, that also has space for a large dining table and chairs. The modern, contemporary styled 11'11 x 7'11 kitchen offers sleek handleless units and also a lovely double aspect, while having an integrated fridge/freezer, a dishwasher and an electric oven. From here you have a rear lobby which gives you access to the boiler cupboard, the rear garden and also a bathroom.

Up on the first floor is an 11'11 x 11'3 double bedroom and a 11'0 x 6'6 bedroom that overlooks the garden, while on the top floor is a super double bedroom measuring 15'6 x 12,' which has build in storage plus ample eaves storage too.

The rear garden is mainly laid to lawn with fencing to



the sides, plus has two storage sheds.

## THE AREA

Iver has an array of amenities in the local High Street including a Costa, Co Op, Dentists and Doctors Surgery. Both Iver Infant and Junior Schools are also close by.

The property is ideally located for the Elizabeth Line (Crossrail), with the nearest Station only a few minutes drive away, vastly reducing the commute time into Paddington, Liverpool Street, Farringdon and Canary Wharf.

Iver is popular for its tranquillity whilst being easily accessible via road, with quick access to the M40, M25, M4 and A40, as well as proximity to all London airports, in particular Heathrow which is approximately 7 miles away.

The area has an array of popular country pubs, a community green and some beautiful countryside with Black Park, Langley Park and Thorney Park Golf Course all close by.



### 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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Iver Buckinghamshire SL0 9ND

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# 144 Mansion Lane

Approximate Gross Internal Area

Ground Floor = 45.0 sq m / 484 sq ft

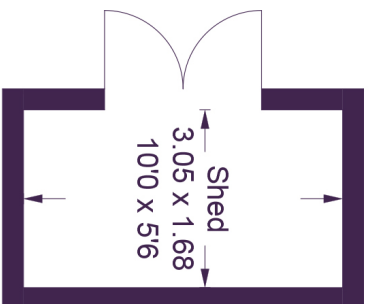
First Floor = 25.4 sq m / 273 sq ft

Second Floor = 20.6 sq m / 222 sq ft

(Including Eaves)

Sheds = 7.2 sq m / 77 sq ft

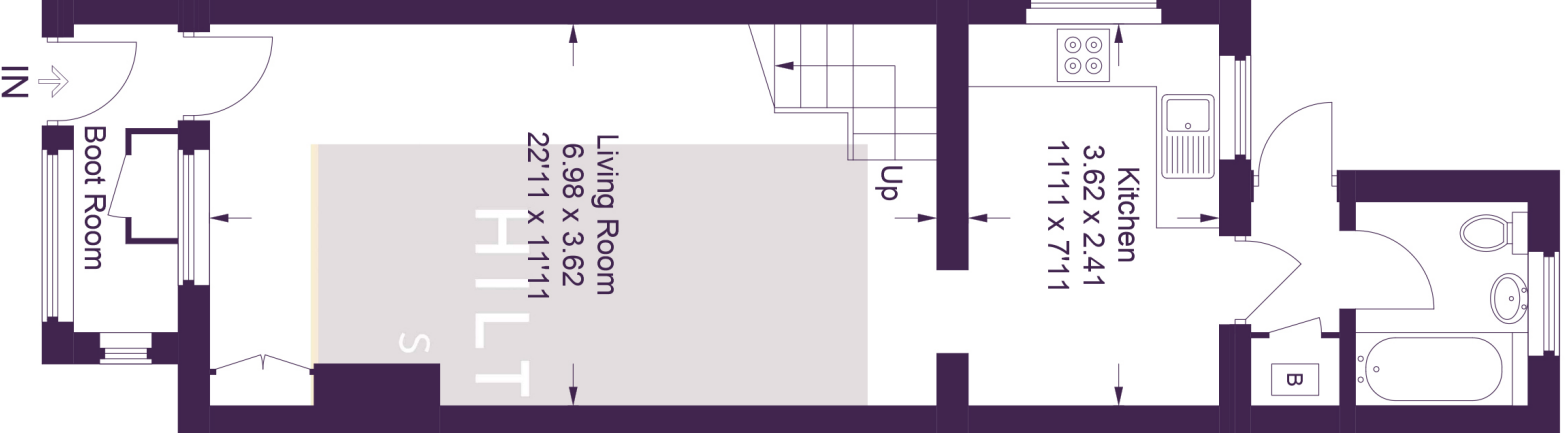
Total = 98.2 sq m / 1,056 sq ft



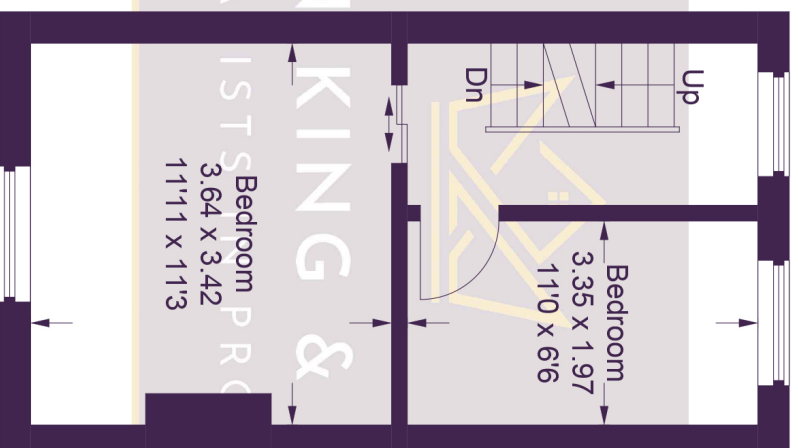
(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



## Ground Floor



## First Floor



## Second 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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