



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



278 Longstone Road, Iver, Buckinghamshire. SL0 0RN.

£880,000 Freehold

Hilton King & Locke are pleased to bring to the market this substantial 5/6-bedroom house situated on the popular road of Longstone Road in Iver Heath.

Upon entering the property that is set back from the road you are greeted by ample parking spaces for multiple cars, providing convenience for both residents and guests as well as access to the well-maintained garden. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring two elegantly designed reception rooms that provide a versatile space for relaxation and entertainment.

The well-appointed kitchen boasts integrated appliances and granite work tops. This room connects seamlessly to the open plan dining/ living room catering to modern convenience and functionality. The kitchen provides access to outside via the bi folding doors. A downstairs W/C adds to the convenience of daily living. This property has an abundance of storage options perfect for a large family.

Leading on from the hallway, there is a large downstairs bedroom with fitted wardrobes and an en-suite shower room, which would be ideal for guests.

Leading upstairs you have four double bedrooms with all of them having built in wardrobes leaving ample floor space. One of the bedrooms benefits from an ensuite shower room. Bedroom four has the perfect space for a chair and desk and over looks the front of the property.

Leading to the second floor you have the converted loft with skylights. This room could be used as a bedroom or is also perfect for additional storage options.



The rear garden has mainly laid to lawn with a patio area. You also have the potential to add a summer house/ out building or home office.

In conclusion, this family home offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.

**Location:** Situated in the highly sought-after Longstone road, this property benefits from a peaceful and family-friendly environment. Enjoy the best of both worlds with a serene neighbourhood setting, while still being conveniently close to essential amenities, schools, and leisure facilities.

**Surrounding Area:** Residents of Longstone road relish in the abundance of nearby green spaces, parks, and nature trails, providing ample opportunities for outdoor activities and leisure. Additionally, the location offers easy access to popular shopping centres, restaurants, and entertainment options.

To arrange a viewing, please get in touch. Don't miss this chance to own this magnificent semi-detached house.



**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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# 278 Longstone Road

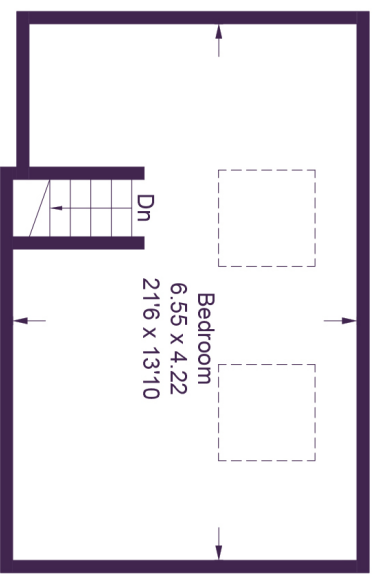
Approximate Gross Internal Area

Ground Floor = 87.1 sq m / 937 sq ft

First Floor = 63.0 sq m / 678 sq ft

Second Floor = 27.1 sq m / 292 sq ft

Total = 177.2 sq m / 1,907 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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