



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



14 Sycamore Walk, George Green, Buckinghamshire. SL3 6BN.

Offers in Excess of £525,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful three-bedroom terrace home that boasts 907 sq. ft! A viewing is highly recommended.

This remarkable house offers a harmonious blend of spacious interiors and outdoor spaces. With a myriad of impressive features, a garage and parking space.

This property boasts three spacious double bedrooms and a lovely double aspect reception room and separate dining room, perfect for a more formal dining setting. This perfect family home comes to the market with a south-facing rear garden with rear access providing convenience. Its location allows for a short stroll to local shops, schools, and excellent transport links.

The ground floor of this property provides an entrance hallway that leads you to the kitchen and two reception rooms. Another added benefit is the abundance of storage this property provides as well as a down stair W/C. The front aspect reception room is good in size and offers comfort and space with wooded flooring. This room is very light and airy and provides space for a three-piece suite. The dining room has doors that open out to the rear garden. This room is perfect for entertaining as it gives you a more formal space to relax and spend time with family. The kitchen features a window and a door that leads to the rear garden. The kitchen offers ample worktop space, as well as integrated appliances including an electric oven with an extractor fan above as well as plenty of eye and base level units with space for a dishwasher, washing machine and fridge/freezer.

Moving to the first floor there are three good sized



bedrooms with bedrooms one & two benefiting from having fitted wardrobes this floor is completed with a modern family bathroom.

Outside- The front of the property is laid to lawn, and the rear garden has a lot to offer with back access that provides easy access to the garage in a block. The low maintenance paved garden with decking area is perfect for al fresco dining as well as an astro turf lawn.

George Green is a sought after, quiet picturesque village on the outskirts of Iver Heath with local shops and public transport links within the vicinity. The property is also walking distance to the beautiful Langley Park and offers easy access to M4, M25 and M40. Nearby Slough Town Centre offers an array of shopping and transport facilities including the pending link up with the Crossrail network. Neighbouring towns of Iver, Langley and Slough all have renowned local schools.

Langley Station (also selected for the cross-rail route) is 1 mile away with Slough Station only 1.6 miles.



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.



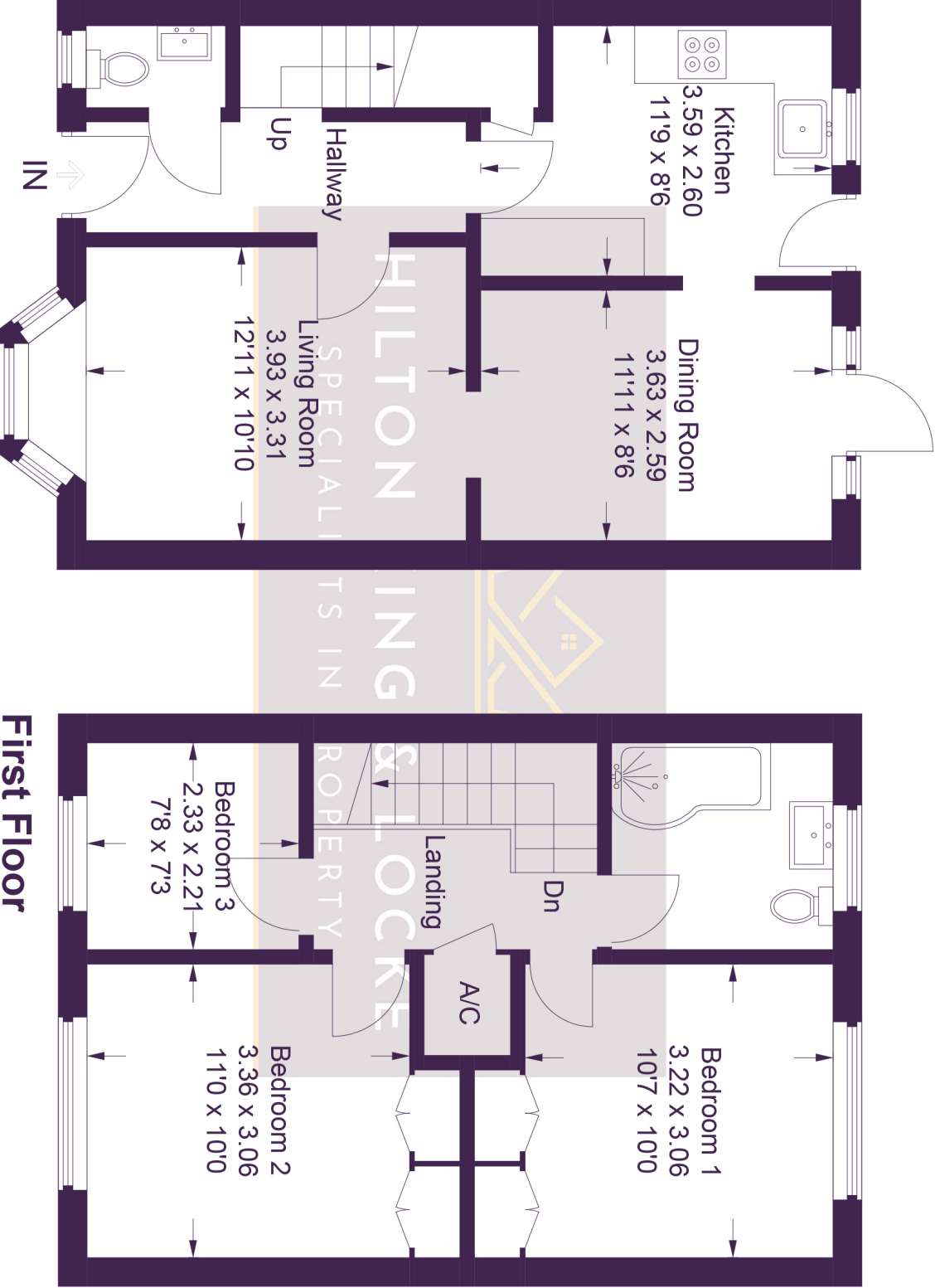
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Approximate Gross Internal Area
Ground Floor = 42.7 sq m / 460 sq ft
First Floor = 41.5 sq m / 447 sq ft
Total = 84.2 sq m / 907 sq ft



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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