



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



91 Slough Road, Iver Heath, Buckinghamshire. SL0 0DH.

£760,000 Freehold



Hilton King and Locke are pleased to bring to the market this three bedroom detached property in the popular location of Iver Heath. This property has the added benefit of a large driveway for multiple cars and garage (17'2x8'6).

The ground floor accommodation consists of an opening porch and hallway. Moving into a fully fitted Kitchen/breakfast room (22'x9'10), a bright living area (14'6x13'4), a dining room (11'1x9'10), a lovely sunroom (10'4x8'10) with patio doors out into the garden, a utility area (9'11x5'3) with WC and shower and a study (4'9x8'5).

The upstairs accommodation consists of a family bathroom with separate toilet, Bedroom one (12'11x9'11) with a fitted cupboard, Bedroom two (11'2x9'11) with fitted wardrobe and bedroom three (9'11x7'8) also with a fitted cupboard. Access to a loft room which is fully boarded, lit and a heated room.

The outside area features a lovely garden with both lawn and patio areas. Also featuring an outside workshop and storeroom (6'4x15'8).

#### THE AREA

Located within 2 miles of Uxbridge Train Station and 2.5 miles of Iver Station, while also close by to local shops and bus routes leading to Slough and Uxbridge and Elizabeth line.

Also nearby are Iver Heath Infant and Junior Schools. The property is under 3 miles from the M40 motorway which in turn provides access to both the M25 & M40. There are beautiful woodland walks at Langley Park and Black Park, which are ideal for families with young children.

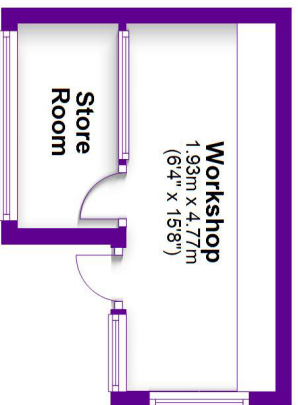






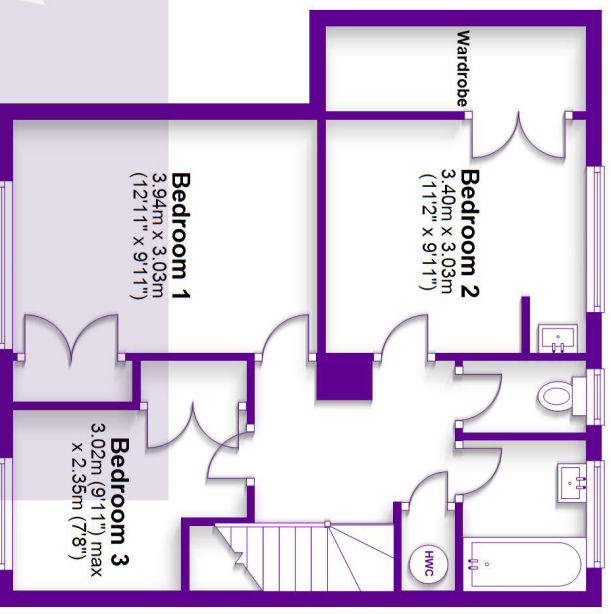
## Ground Floor

Approx. 105.1 sq. metres (1131.1 sq. feet)



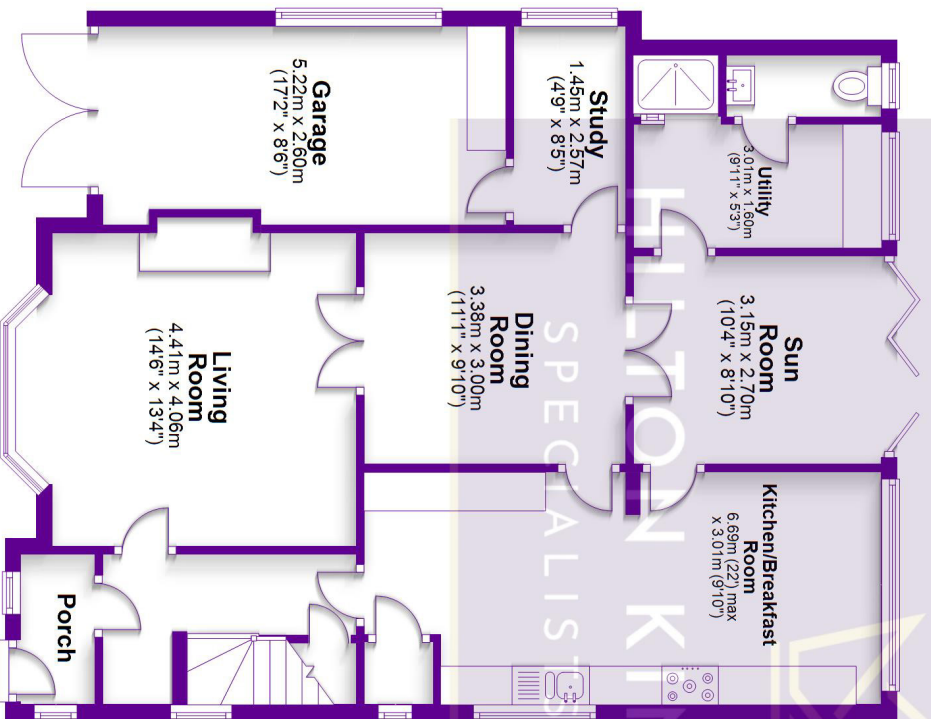
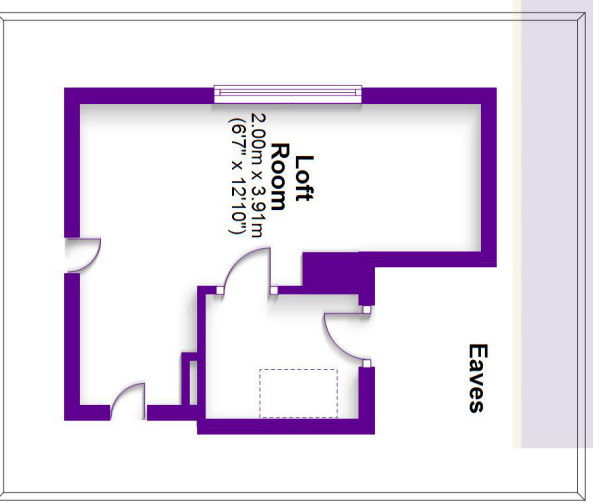
## First Floor

Approx. 49.7 sq. metres (534.5 sq. feet)



## Second Floor

Approx. 17.5 sq. metres (186.6 sq. feet)



Total area: approx. 172.3 sq. metres (1854.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages & outbuildings.  
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