



HILTON KING & LOCKE
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31 Martindale, Iver, Buckinghamshire. SL0 0HY.

£460,000 Freehold

Hilton King & Locke are pleased to bring to the market this modern two-bedroom family home. Ideally situated on this sought after and quiet road in Iver Heath, we highly recommend a viewing of this 2-bedroom semi-detached house with two allocated parking spaces.

The property currently comprises entrance hall leading to downstairs w/c, front aspect fitted kitchen with integrated oven and open plan lounge / dining room with under stairs storage and patio doors leading out to the well-maintained garden.

To the first floor there are two double bedrooms both with the added benefit of fitted wardrobes and a modern family shower room.

The property has off street parking to the front for two cars and a delightful lawned garden to the rear, with patio area, which backs onto open fields, making this a very peaceful and relaxing space. This property



also benefits from side access.

Location

Martindale is a popular residential road situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the A40, M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of Grammar, state and independent schools



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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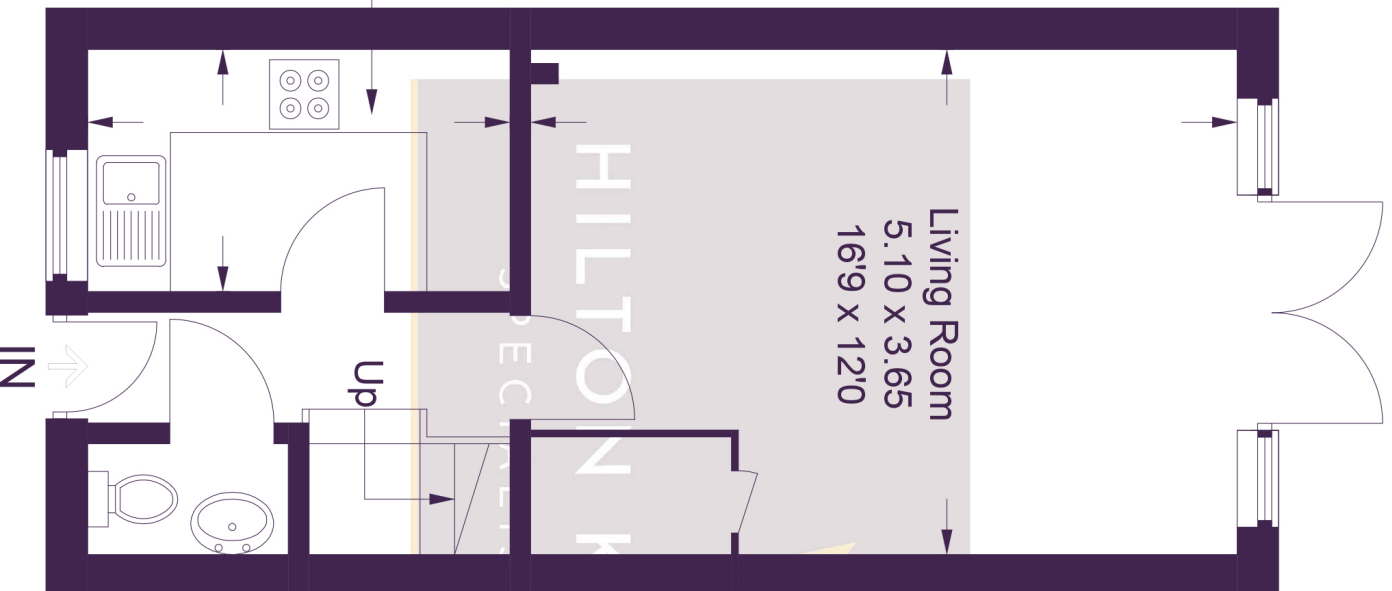
31 Martindale

Approximate Gross Internal Area

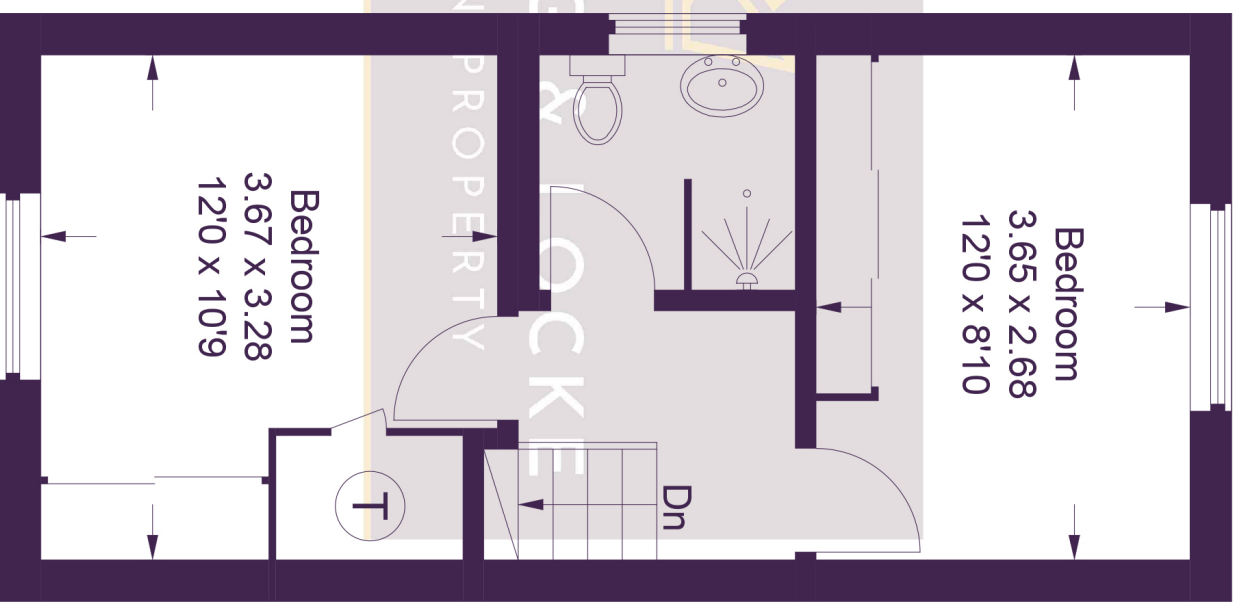
Ground Floor = 30.7 sq m / 330 sq ft

First Floor = 30.3 sq m / 326 sq ft

Total = 61.0 sq m / 656 sq ft



Ground Floor



First 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.