



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



14 Hardings Row, Iver Heath, Buckinghamshire. SL0 0HH.

subject to a reserve price £450,000

Two-Bedroom Bungalow with Huge Potential – Quiet Cul-de-Sac Location in Iver Heath! CASH BUYERS ONLY!

Nestled in a peaceful cul-de-sac just off Swallow Street, this charming two-bedroom bungalow offers a fantastic opportunity for those looking to modernise and make it their own. Set on a generous plot, the property boasts ample parking and potential for extension (subject to planning permission), making it an ideal investment or family home.

Inside, you'll find an open hallway that leads to a spacious shower room, two well-proportioned double bedrooms, and a large, light-filled living room – perfect for relaxation or entertaining. The kitchen, with plenty of eye-level and base-level units, offers a great space for cooking and dining. The property benefits from its excellent location, just a short stroll from a nearby nature reserve, ideal for scenic walks and enjoying the outdoors. It also offers easy access to motorway links and local amenities, ensuring convenience and connectivity. This bungalow offers excellent potential for those looking to put their personal touch on a home in a desirable location. Early viewings are highly recommended!

The property is perfectly situated close to beautiful woodland walks at Black Park and Langley Park which are ideal for families and dog walkers. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools. Also nearby Iver and Langley Stations that both benefit from the Crossrail route.

THE AREA

This property is well placed and set back from Thorney Mill Road while also being very close to Thorney Park Golf Course, a petrol Station plus offering quick access to Heathrow, the M4 and the motorway network. Situated near the Richings Park border, an excellent location which is also walking distance to Iver Station and the Crossrail service, plus West Drayton Station and its High Street with many amenities. Central London is also easily accessible by road via the M40, A40, M4 and M25



and Heathrow Airport is situated only 5 miles away. The areas surrounding Iver have an excellent choice of state and independent schools. The area is well served for sporting facilities and the countryside, including Black Park and Langley Park. The larger centres of Gerrards Cross and Uxbridge are also close by where there are a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



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.

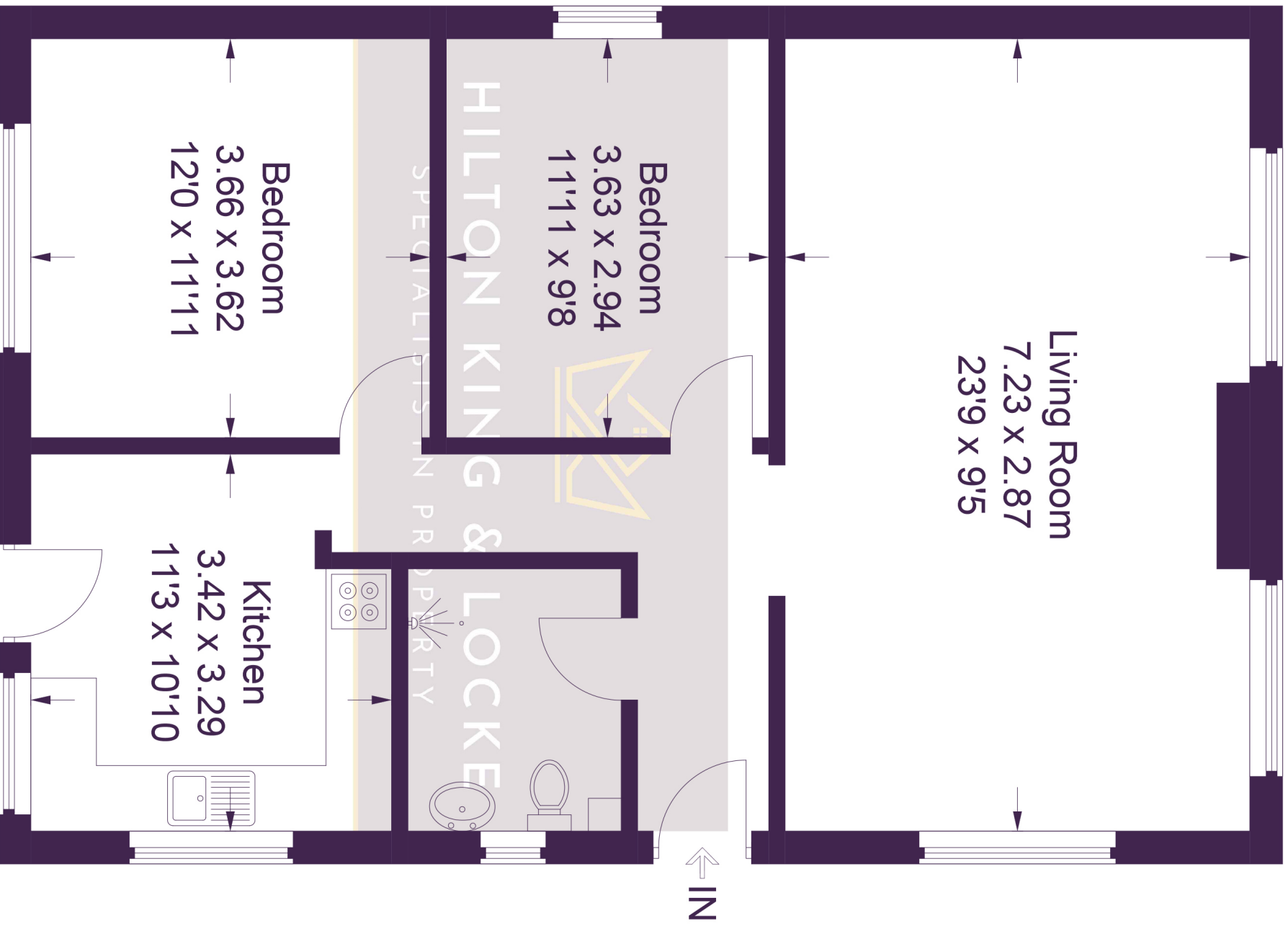


23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
iver@hklhome.co.uk

14 Hardings Row

Approximate Gross Internal Area = 81.1 sq m / 873 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.