



HILTON KING & LOCKE

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25 Springate Field. SL3 7DH.

£540,000 Freehold

A beautifully presented three-bedroom family home in a fantastic location opposite parkland and open fields.

Situated in the highly sought-after location, this superb property offers modern interiors throughout, off-street parking, and an enviable position directly opposite green open space — perfect for families and outdoor enthusiasts alike.

The ground floor features a bright and spacious living/dining room, ideal for entertaining, along with a contemporary fitted kitchen offering ample storage and workspace as well as additional seating at the breakfast bar as well as integrated appliances including dishwasher, washer/dryer, fridge freezer, oven and microwave. To the rear, a separate family room provides additional versatile living space, perfect as a playroom, or snug.

Upstairs, there are three well-proportioned bedrooms all benefitting from built in wardrobes and a modern family bathroom, all presented in excellent decorative order.



Externally, the property benefits from off-street parking and enjoys uninterrupted views across the park and fields to the front, creating a wonderful sense of space and privacy. There is a good sized rear garden mainly laid to lawn with a large patio directly accessible via the double doors off the living space. There is a single garage to the rear of the property which can easily be accessed via the gate at the rear of the garden providing easy access and storage for bikes and garden waste.

The property is located within walking distance to a multitude of excellent local schools including Langley, St Bernards and Upton Court grammar schools, as well as benefiting being a short walk to Langley station



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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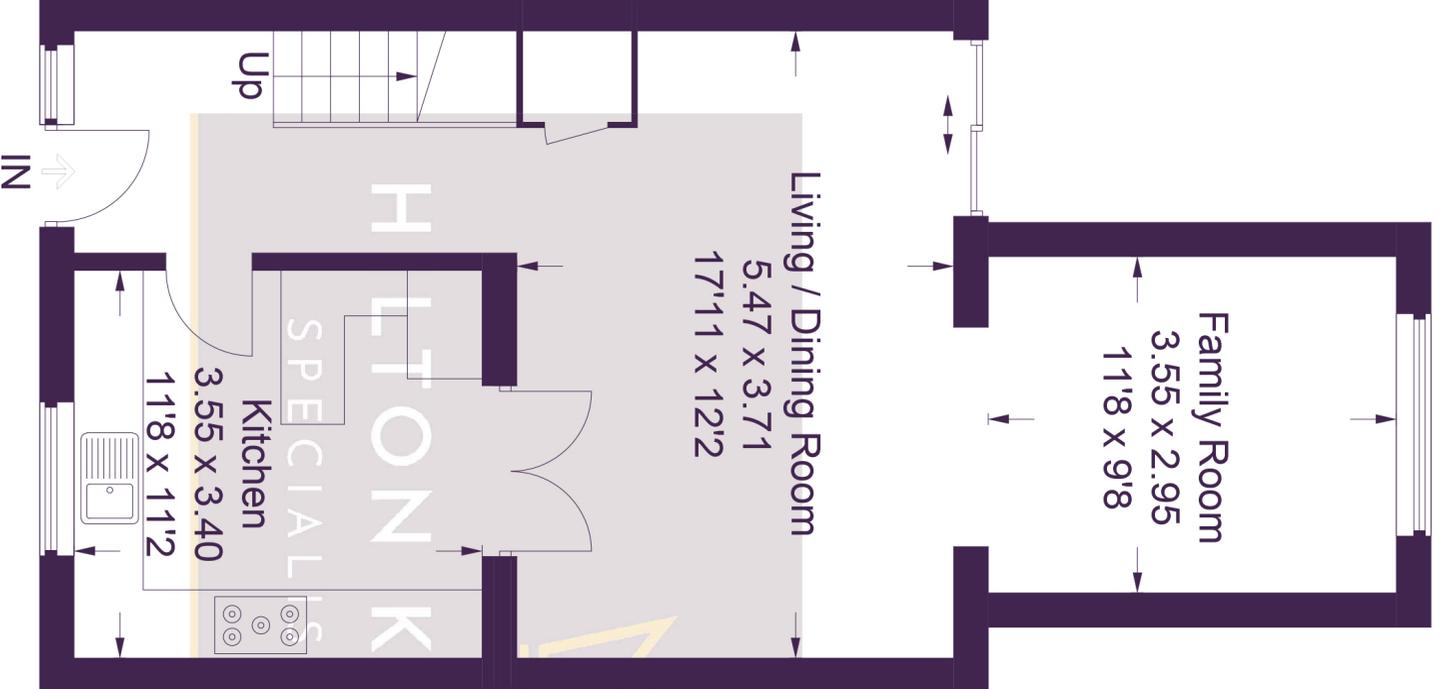
25 Springgate Field

Approximate Gross Internal Area

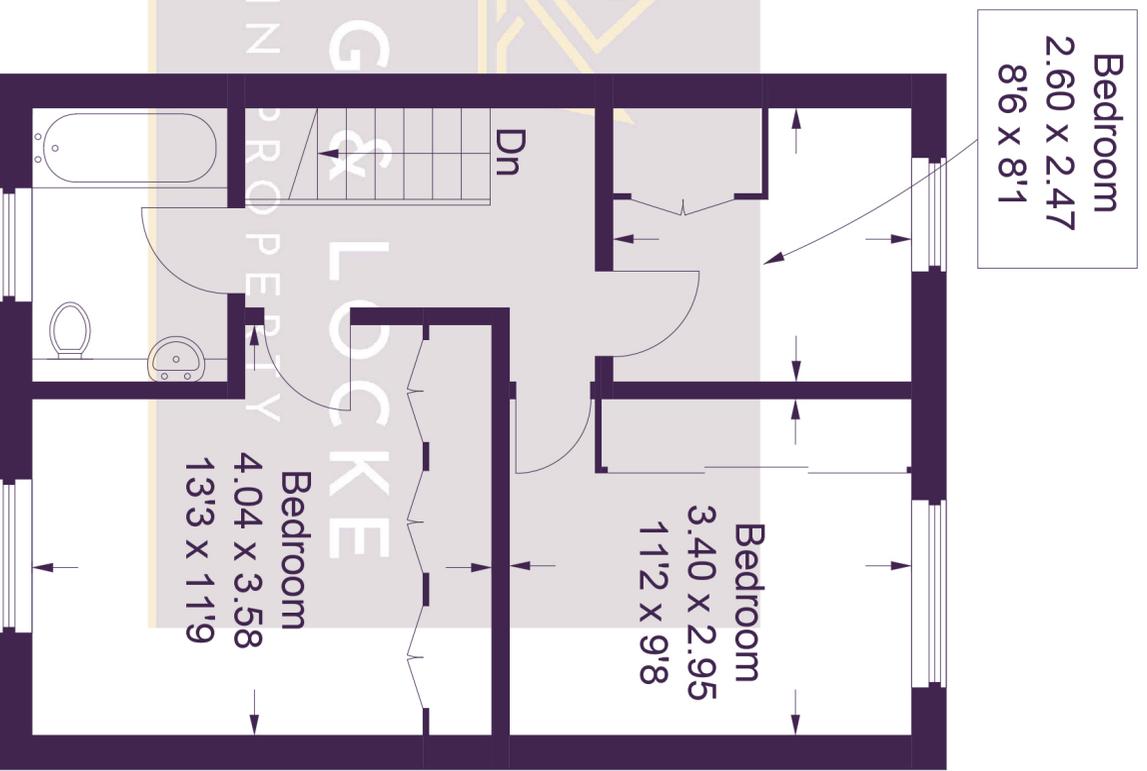
Ground Floor = 53.8 sq m / 579 sq ft

First Floor = 42.1 sq m / 453 sq ft

Total = 95.9 sq m / 1,032 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.

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