



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



8 Wellesley Avenue, Iver, Buckinghamshire. SL0 9BL.

£1,250,000 Freehold

Hilton King & Locke are pleased to bring to the market this stunning 4 Bedroom Gated Detached Family Home in a Prime Iver Location Situated in a highly sought-after residential road in the heart of Iver, this impressive four-bedroom gated detached family home offers spacious and versatile accommodation extending to approximately 2,311 sq ft, making it ideal for modern family living. The property is perfectly positioned just a short walk (approximately two minutes) from Iver railway station, providing convenient access to the Elizabeth Line, making it an excellent choice for commuters into London. The property benefits from planning permission for an extensive build (Ref: PL/25/5138/FA), offering buyers the opportunity to significantly enhance and extend the home to suit their requirements. This property also benefits from an electric vehicle charger and a recently installed modern boiler with Hive smart app control and remaining manufacturer warranty as well as a high-security steel front door providing enhanced security.

This property welcomes you with a spacious entrance hall leading to multiple reception rooms designed for flexible family living. A large living/family room to the front provides an ideal space for relaxing and entertaining, while an additional living/family room offers further versatility as a formal lounge or playroom. To the rear of the property is a generous open-plan kitchen/dining room, creating a fantastic hub for family life and social gatherings. This area flows seamlessly into a substantial conservatory, which spans the rear of the house and enjoys views of the garden, flooding the space with natural light. A separate study is perfect for those working from home, while a ground floor shower room adds further convenience. The property also benefits from an integral garage with internal access.

The first floor offers four well-proportioned bedrooms, ideal for growing families. The master bedroom is spacious and bright and benefits from a connecting dressing room and ensuite shower room, while three additional bedrooms provides flexible



accommodation with plenty of storage options and offer excellent rooms for family members, guests, or an additional home office. A family bathroom completes the first-floor layout, offering practicality and comfort for everyday living.

Outside

The property is accessed via gated frontage, providing privacy and security along with off-street parking. The rear garden offers excellent outdoor space with potential to construct a large outhouse (subject to planning permission), ideal for a home office, gym, or studio. Additional Features include, planning permission granted for an extensive build (Ref: PL/25/5138/FA) Located within the highly regarded Grammar School catchment area in Buckinghamshire Approximately 2 minutes' walk to Iver railway station with access to the Elizabeth Line, Potential for a large, detached outbuilding (STPP) Integral garage and gated driveway Location.

Area

Iver is a popular village location offering a blend of village charm and excellent commuter connectivity. With the arrival of the Elizabeth Line at Iver railway station, residents benefit from fast and direct access into Central London, Canary Wharf, and Heathrow Airport. The area is also particularly desirable for families due to its renowned grammar school system within Buckinghamshire.



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.



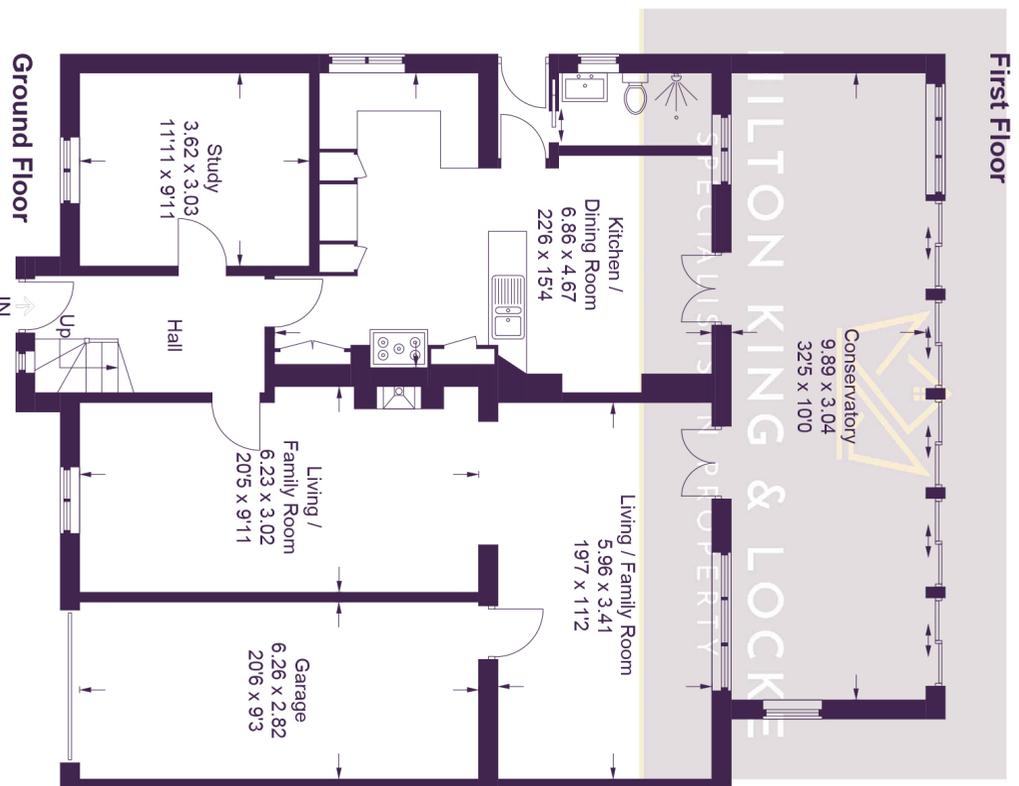
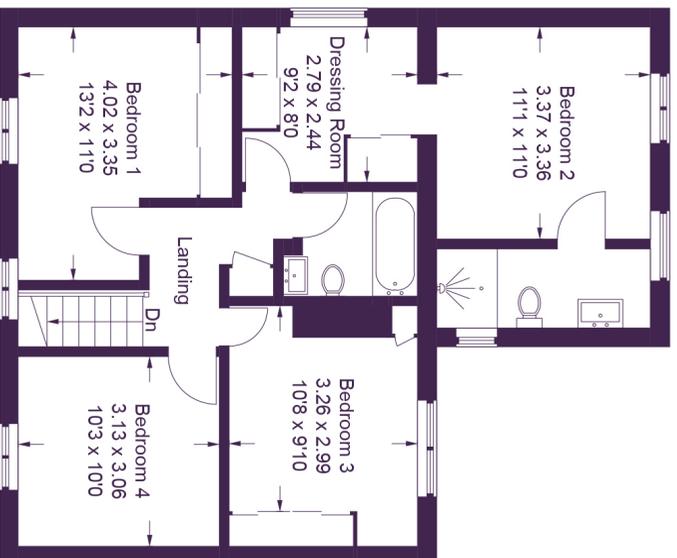
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Approximate Gross Internal Area
Ground Floor = 146.1 sq m / 1,573 sq ft
(Including Garage)
First Floor = 68.6 sq m / 738 sq ft
Total = 214.7 sq m / 2,311 sq ft



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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