



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



318 The Parkway, Iver Heath, Buckinghamshire. SL0 0RL.

£695,000 Freehold

A well presented and extended three double bedroom, two reception, two bathroom semi detached family home, situated in ever popular The Parkway. Property in this location are in high demand due to families seeking the excellent plot sizes on offer, and also no through traffic. Therefore, we urge you to register your interest quickly in order to avoid disappointment.

The accommodation currently sits at 1493 square ft and there is no upper chain involved.

Ground floor accommodation includes a 19'10 x 10'11 living room, a 11'11 x 10'8 front aspect dining room, an excellent sized 15' x 9'11 bay fronted kitchen/breakfast room, a utility and a cloakroom.

Upstairs, is a fantastic sized 17'5 x 11'3 master bedroom which offers a lovely double aspect and an ensuite, a 13' x 10' second bedroom that has two sets of fitted double wardrobes, the impressive 11' x 9'6 bedroom three and also a family bathroom.

Outside and to the front there is own drive providing off street parking, a garage, and to the rear is a superb and landscaped rear garden which has a patio, lawn and a variety of shrubs and flower borders. At the rear of the garden is a 9'11 x 9'9 garden study/studio which could be used for a number of purposes.



## THE AREA

The Parkway 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.

There is also easy walking access to the 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.



### 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



# 318 The Parkway

Approximate Gross Internal Area

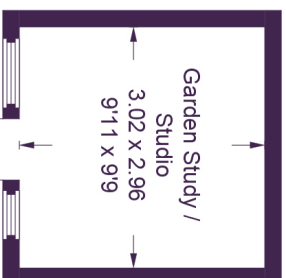
Ground Floor = 64.4 sq m / 693 sq ft

First Floor = 54.4 sq m / 585 sq ft

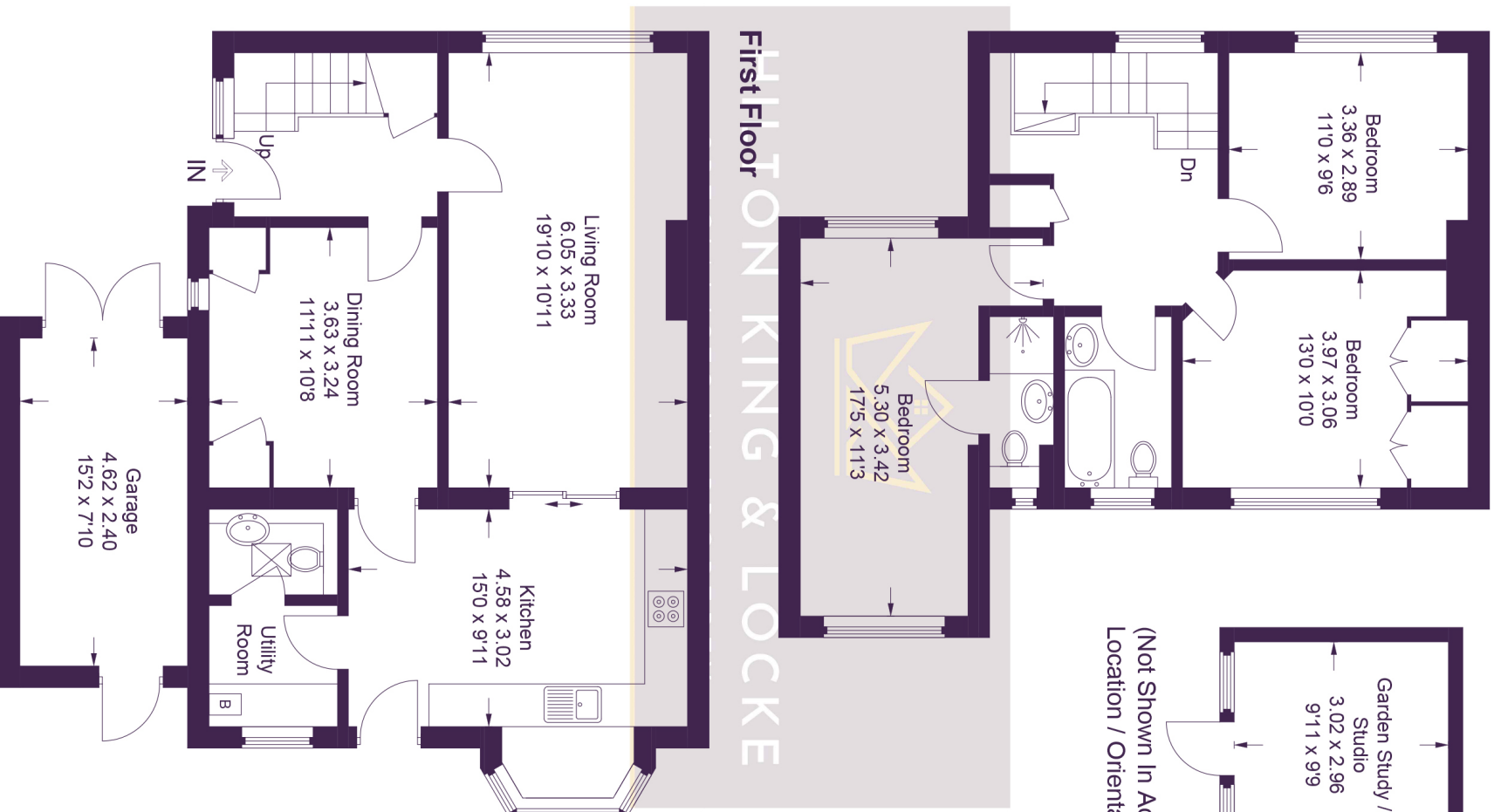
Garage = 11.2 sq m / 120 sq ft

Outbuilding = 8.8 sq m / 95 sq ft

Total = 138.8 sq m / 1493 sq ft



(Not Shown In Actual Location / Orientation)



## Ground 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.