



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



The Parkway, Iver Heath, Buckinghamshire. SL0 0RQ.

£780,000 Freehold

FOUR BEDROOM EXTENDED SEMI SITUATED IN SOUGHT AFTER THE PARKWAY

SET ON A SUPERB AND SECLUDED PLOT

LARGE FRONTAGE PROVIDING AMPLE OFF STREET PARKING

TWO RECEPTIONS PLUS CONSERVATORY, AND FOUR FIRST FLOOR BEDROOMS

An extended family home providing four bedrooms, two reception rooms and a conservatory. The stand out feature of this property is the marvellous sized plot, which is also very secluded. With this in mind, there is ample scope for further extension (subject to the usual consents).

The property is also situated within sought after The Parkway which, due to the above, is especially popular with families, and it is also near to local shops, amenities plus the Motorway Network. Crossrail (Elizabeth Line) is available at nearby Iver and Langley Stations, plus at Uxbridge you have access to both the Metropolitan and Piccadilly Lines.

Internally and on the ground floor is a 16'1 x 10'11 sitting room that has a front aspect window plus french doors leading out to the 20'3 x 5'11 conservatory. Also on the ground floor is a modern fitted kitchen, which again gives you direct access to the conservatory, plus a 11'11 x 10'11 double aspect dining room which has french doors leading to the gardens beyond.

Upstairs, is a double aspect 13'2 x 12' master bedroom which has fitted wardrobes, a 12'10 x 10'3 rear aspect



second bedroom, 10'5 x 9'11 third, plus a 9'2 x 6'8 bedroom four. A family bathroom completes the accommodation.

Outside and to the front there is own drive that provides off street parking, while the rear garden is mainly laid to lawn with a variety of shrub borders.

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



197 The Parkway

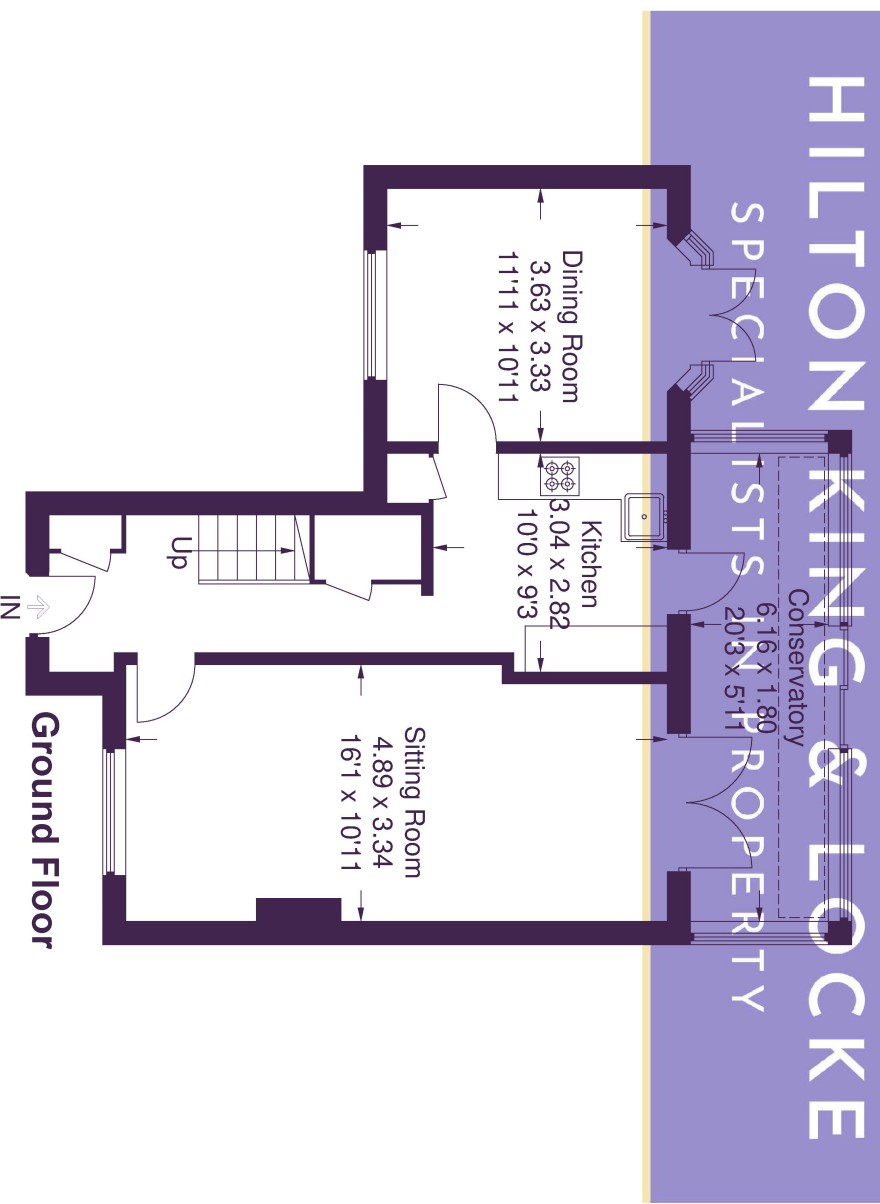
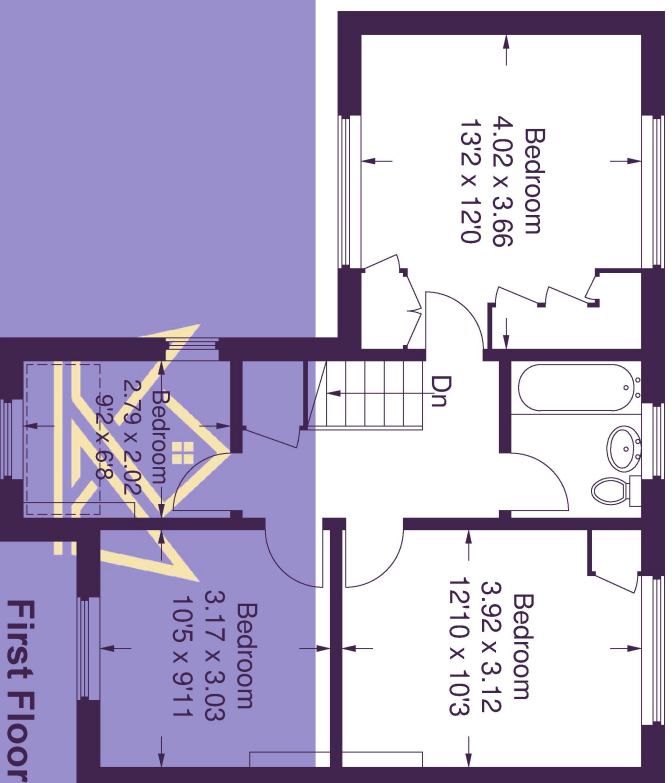
Approximate Gross Internal Area

Ground Floor = 67.7 sq m / 728 sq ft

First Floor = 54.9 sq m / 591 sq ft

Total = 122.6 sq m / 1,319 sq ft

 = Reduced headroom below 1.5m / 5'0



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.