



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Pippins 15 Pinewood Green, Iver Heath, Buckinghamshire. SL0 0QL.

OIEO £985,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautifully presented four bedroom detached property that is located within one of Iver Heath's premier roads, Pinewood Green that comes to the market with 1,944 sq ft.

This property offers spacious accommodation from the open and light hallway that has a well-presented utility room as well as two separate lounges that both offer an abundance of light.

The kitchen/dining area is accessed from the hallway and features a good sized modern fitted kitchen with eye and level base units which houses the gas central heating boiler, an island, rear aspect double glazed sliding doors which leads into the rear garden, two aspect double glazed windows and a sky light. On the ground floor, there is a family bathroom which is fully tiled and finished to a high standard as well as a separate W/C.

The stairs from the hallway lead to the first-floor landing which has natural light from the double-glazed window, where there are four double bedrooms each with fitted wardrobes. The master bedroom has the added benefit of a modern ensuite shower room. The recently fully fitted shower room with power shower completes the rooms on the first floor.

To the front of the property is mainly laid to lawn with mature shrubs and a good size driveway which provides off street parking for up to five cars. There is side access leading to the rear garden which is mainly laid to lawn with a terrace area for entertaining, flower beds with shrubs and mature trees. At the end of the garden is a wooden garden shed.



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Pinewood Road 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.

As a Pinewood resident, there is a free weekly bus service to surrounding stations by Pinewood Film Studios. 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 and Crossrail at Iver and Langley station.

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.



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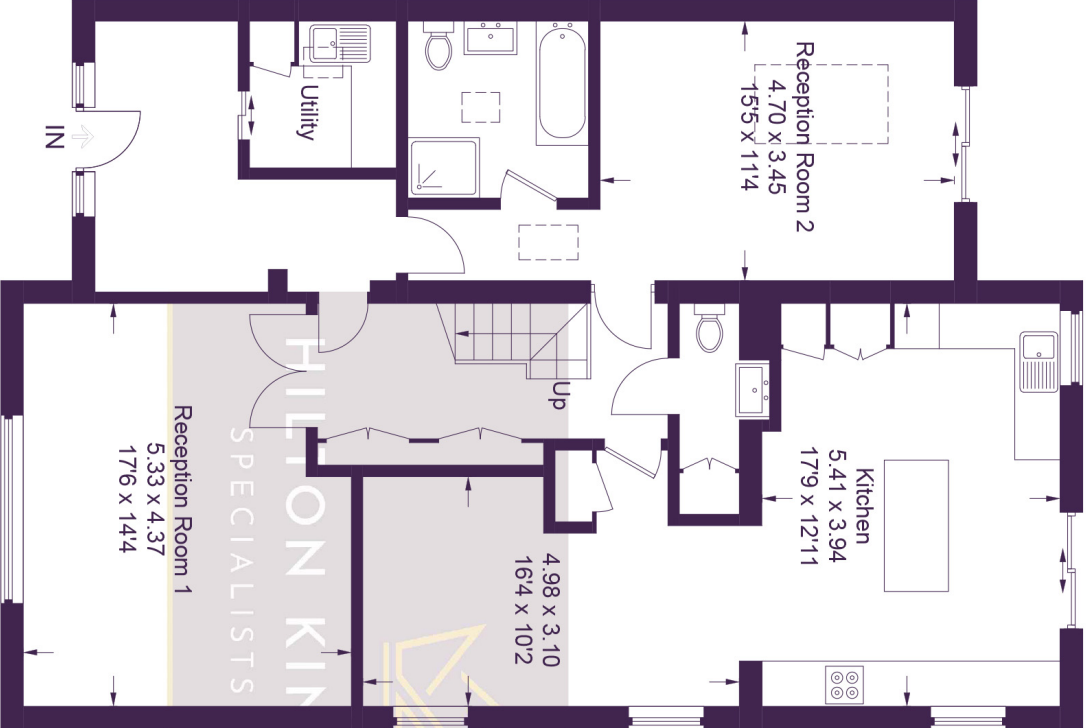
# 15, Pinewood Green

Approximate Gross Internal Area

Ground Floor = 116.7 sq m / 1256 sq ft

First Floor = 63.9 sq m / 688 sq ft

Total = 180.6 sq m / 1,944 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.