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SPECIALISTS IN PROPERTY



Lynedoch Bangors Road North, Iver Heath, Buckinghamshire. SL0 0RY.

OIEO £285,000 Leasehold

## A light and Spacious 2-Bedroom First Floor Maisonette with Private Garden and Garage

This charming first-floor maisonette offers a perfect blend of comfort and convenience, ideal for those seeking a home with ample storage and living space. The light and airy living room features large windows that flood the space with natural light, creating a welcoming atmosphere. The fitted kitchen is equipped with eye and base level units, offering plenty of storage and workspace for the home cook.

The property boasts two generously sized double bedrooms, with the master benefiting from built-in storage, ensuring clutter-free living. A modern family bathroom completes the internal accommodation, offering both style and functionality.

Outside, you'll find a private detached garden—a peaceful retreat perfect for relaxing or entertaining. Additionally, the property benefits from a garage in a nearby block, providing secure parking and extra storage options.

This maisonette is conveniently located with easy access to local amenities, transport links, and green spaces, making it an ideal home for couples, small families, or professionals.

Situated Iver Heath's popular locations Perfectly situated close to beautiful woodland walks at Black Park and Langley Park as well as Iver Heaths recreational Ground 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). The Elizabeth Line is nearby with access to central London in 30 minutes.

Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities, and local shopping amenities. The property is perfectly situated close to Aysgarth medical centre,



Jeeves pharmacy, a local Co-op that's a 2-minute walk. This property is also walking distance to Iver Heaths infants & Junior school.



#### 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.



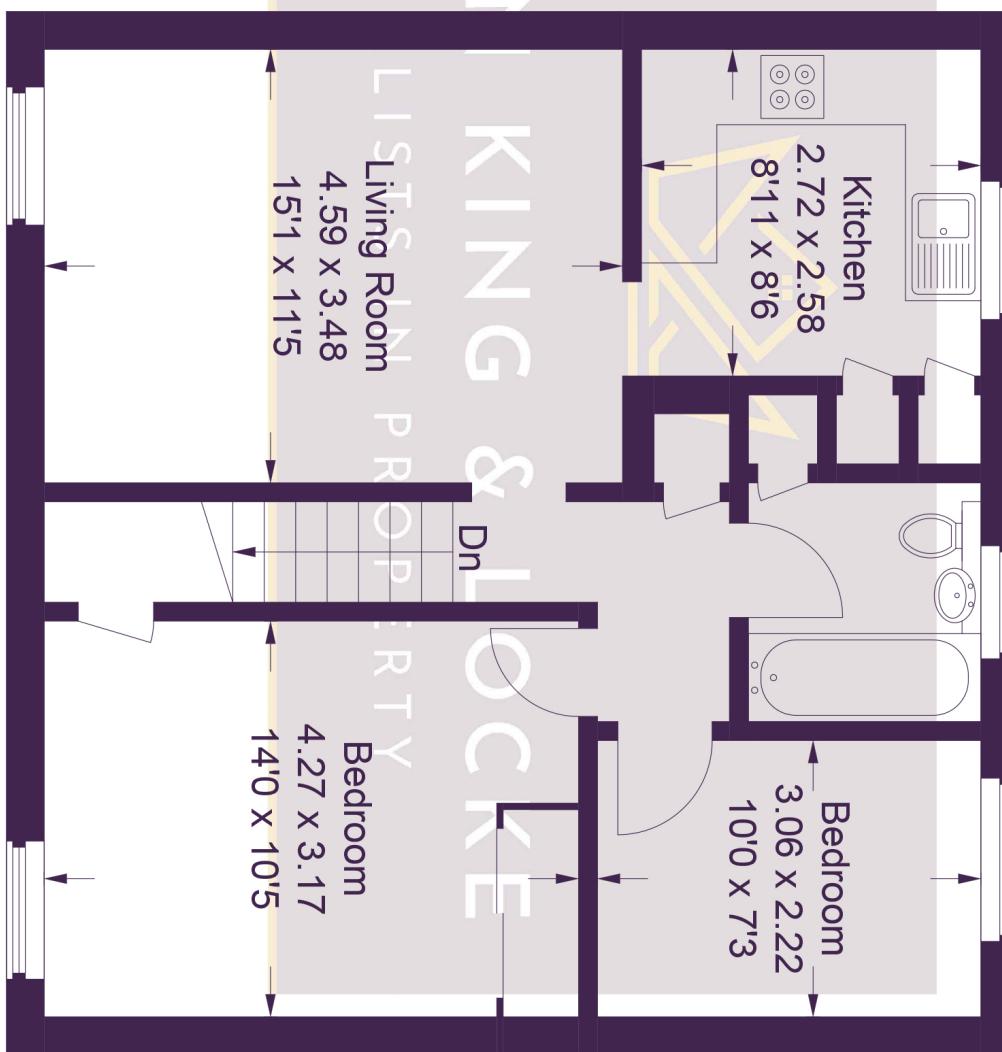
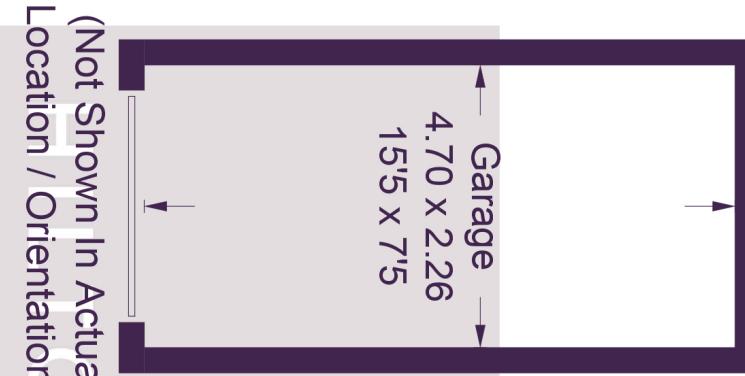
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# Lynedoch

Approximate Gross Internal Area  
Ground Floor = 2.6 sq m / 28 sq ft

First Floor = 57.4 sq m / 618 sq ft  
Garage = 10.6 sq m / 114 sq ft  
Total = 70.6 sq m / 760 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.