



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



26 Anslow Gardens, Iver, Buckinghamshire. SL0 0BW.

£400,000 Leasehold

Hilton King & Locke are pleased to bring to the market this well presented three-bedroom first floor maisonette, situated at the end of this quiet cul-de-sac within walking distance to the local Co-op, a Chemist, Doctors Surgery, and local amenities, The property is ideally located for easy access to the motorway network. This spacious home offers a fantastic 1315 square ft of accommodation.

Along with the light and airy accommodation, the property's main asset is the fantastic sized garden which is mainly laid to lawn. It is secluded with the added benefit of having a 15'11 x 9'3 summer house. There is also a large garage storage unit as well as a green house, brick build shed and patio area. The garden also has the added benefit of a vegetable patch, rockery and fishpond.

This property benefits from a front aspect 15'10 x 10'6 living room, a fitted kitchen with space for free standing appliances. This property contains three lovely bedrooms with the master bedroom having built in wardrobes as well as a free-standing corner unit. Bedroom three comes with its own sink unit with plenty of space for free standing furniture. The family bathroom benefits



from a separate W/C adding to this property's convenience. There is also double glazing, gas central heating and its own loft space.

## THE AREA

Located in a quiet residential cul-de-sac which has very good access to local shops, bus routes and motorways links to the M4, M25 and M40. There is also a recreation ground with a bowls green within walking distance.

The mainline railway Stations at both Iver & Langley run into London Paddington in just under 30 minutes, and are connected to Cross rail, shortening the journey times into London.

Black Park and Langley Park offer beautiful woodland walks close by, that are ideal for young families and dog walkers.



### 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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# 26 Anslow Gardens

Approximate Gross Internal Area

Ground Floor = 5.4 sq m / 58 sq ft

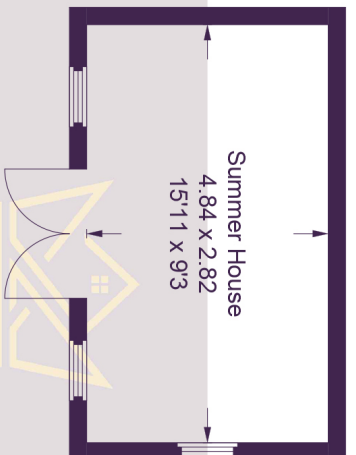
First Floor = 81.0 sq m / 872 sq ft

Garage / Summer House = 35.8 sq m / 385 sq ft

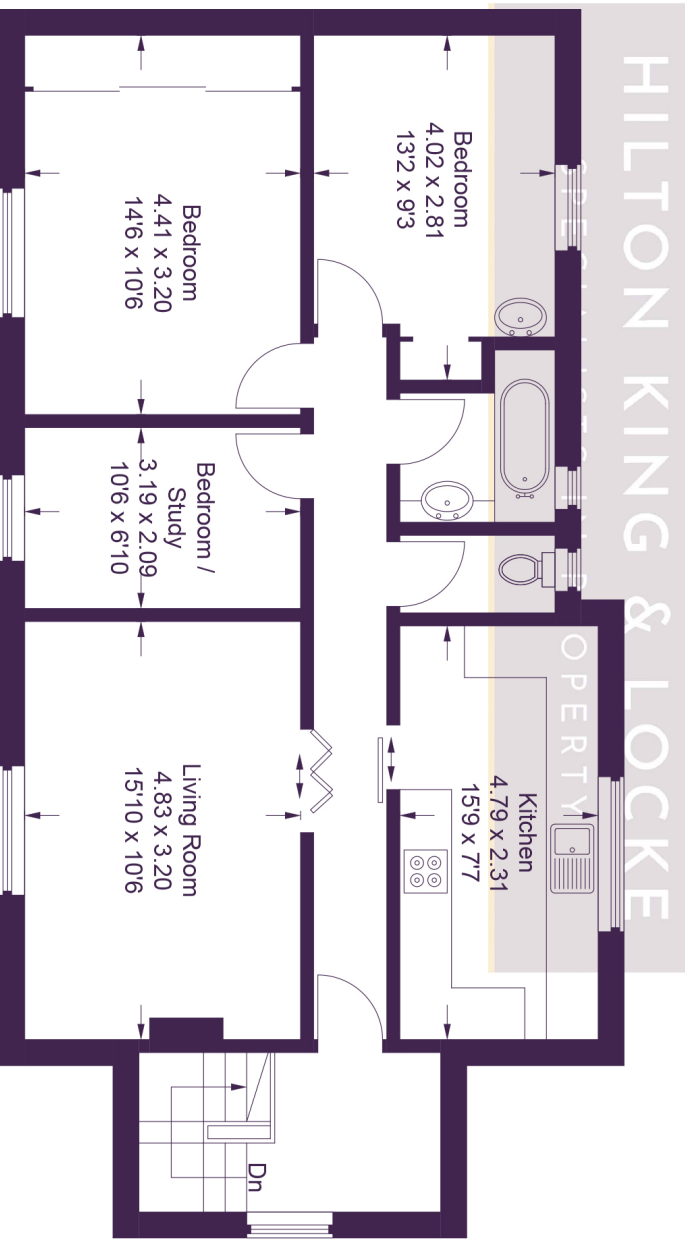
Total = 122.2 sq m / 1,315 sq ft



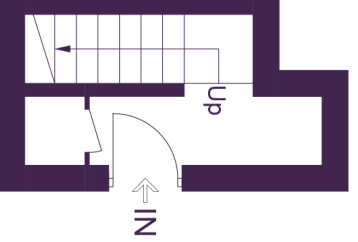
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor



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.

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