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Pinewood Green, Iver Heath, Buckinghamshire. SL0 0QJ.

£435,000 Leasehold

This exceptional family home features three spacious bedrooms, along with two reception rooms, including a charming kitchen/living room area situated on the top floor. This great space is also air conditioned.

The property also includes a generously-sized garden, a garage, and a garden room – offering over 1400 SQ FT of living space.

This modern 3 bedroom property is situated in the popular road of Pinewood Green is a beautifully presented three-bedroom maisonette, which has undergone significant renovation in the past four years. The current owners have transformed the property into a spacious family home with a modern interior. In 2020, a stunning new kitchen and living area was added on the second floor, creating an ideal space for entertaining.

The first floor was reworked to accommodate three well-proportioned bedrooms, a family bathroom, and an additional living area. Outside, the property boasts a large garden with both lawn and seating areas, plus a garden studio currently used as a gym. The property also benefits from a garage located in a separate block.



## Local Area

Iver Heath is in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station that benefits from the Elizabeth Line and GWR (Great Western Railway) with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Heath has an excellent choice of state and independent schools along with sought after Buckinghamshire Grammar Schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centres of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.



### 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

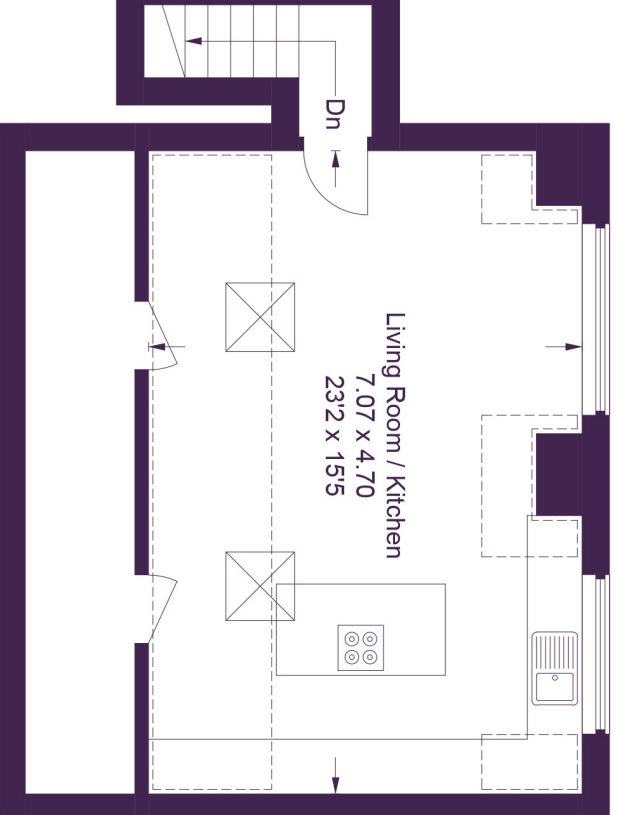
Tel: 01753 650033  
iver@hklhome.co.uk



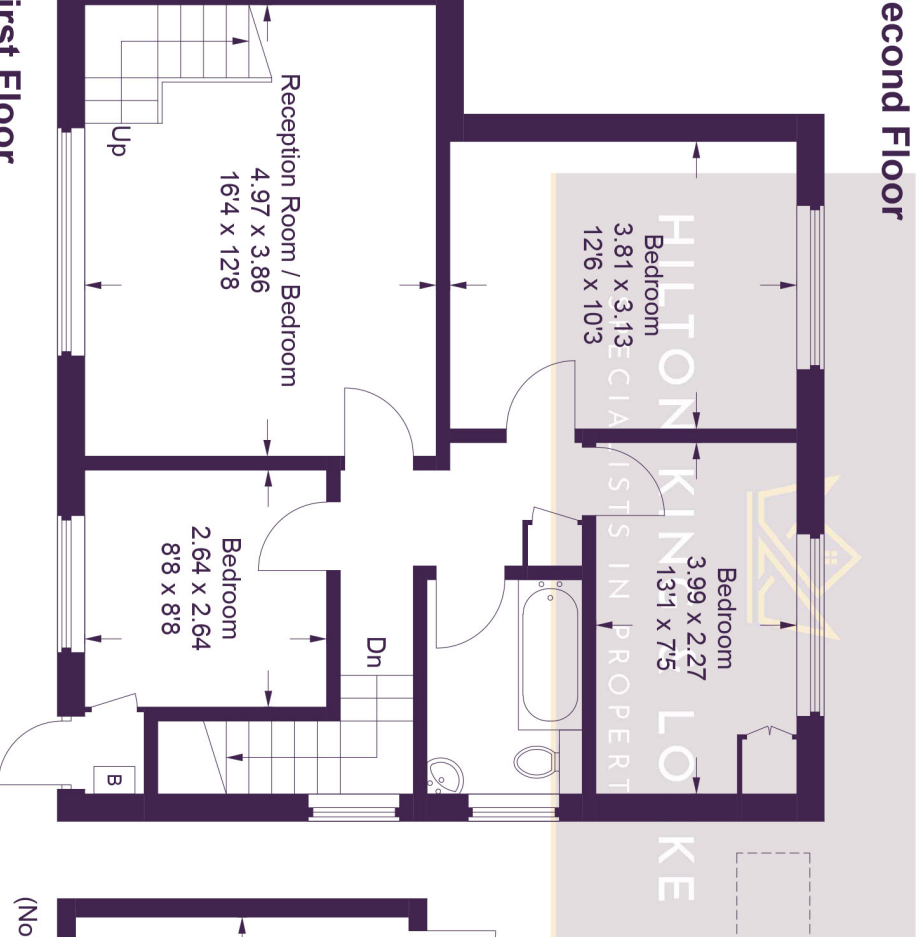
# 170 Pinewood Green



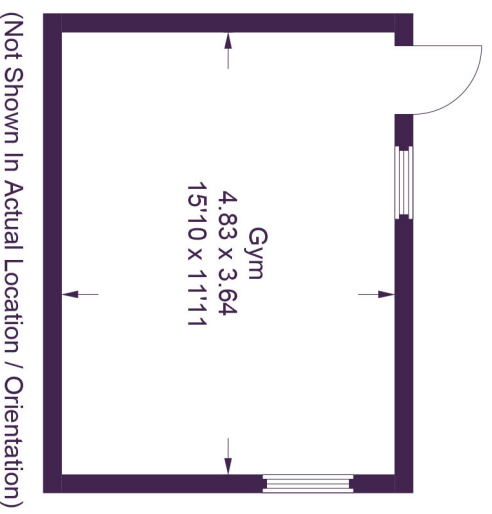
Approximate Gross Internal Area  
Ground Floor = 61.7 sq m / 664 sq ft  
First Floor = 45.6 sq m / 491 sq ft  
Gym = 17.7 sq m / 190 sq ft  
Total = 125.0 sq m / 1,345 sq ft



## Second Floor



= Reduced headroom below 1.5m / 5'0



## First Floor

(Not Shown In Actual Location / Orientation)

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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