



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



5 Thorney Mill Road, Iver, Buckinghamshire. SL0 9AQ.

£645,000 Freehold

Hilton King & Locke are delighted to present this well-proportioned and thoughtfully laid out three-bedroom home, ideally suited to modern family living and conveniently arranged over two floors, offering approximately 1,372 sq. ft of internal accommodation.

The property is entered via a welcoming hallway which provides access to the principal ground floor rooms and the staircase to the first floor. To the front of the house is a comfortable sitting room, a bright and inviting space ideal for everyday relaxation. To the rear, the home opens into an impressive kitchen, breakfast and dining room which forms the heart of the property. This generous space is well configured for both family life and entertaining, with ample room for a dining table and direct access to the rear garden through double doors, allowing plenty of natural light to flow in. The kitchen is arranged to maximise workspace and storage, and the ground floor is completed by a practical bathroom.

On the first floor, the accommodation continues with three bedrooms, all of which are well proportioned. The principal bedroom enjoys a pleasant outlook and generous floor space, while the second bedroom is also a comfortable double. The third bedroom provides an ideal child's room, guest room or home office. A family bathroom serves the first floor, positioned conveniently off the central landing.

This attractive home offers a balanced layout with clearly defined living and sleeping areas, making it an



excellent choice for families, first-time buyers or those looking to upsize. Situated in a popular residential location, the property combines practical accommodation with comfortable living, all brought to the market by Hilton King & Locke.

This property is well placed and set back from Thorney Mill Road while also being very close to Thorney Park Golf Course, a petrol Station plus offering quick access to Heathrow, the M4 and the motorway network. Situated near the Richings Park border, an excellent location which is also walking distance to Iver Station and the Crossrail service, plus West Drayton Station and its High Street with many amenities. Central London is also easily accessible by road via the M40, A40, M4 and M25 and Heathrow Airport is situated only 5 miles away. The areas surrounding Iver have an excellent choice of state and independent schools. The area is well served for sporting facilities and the countryside, including Black Park and Langley Park. The larger centres of Gerrards Cross and Uxbridge are also close by where there are a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema.



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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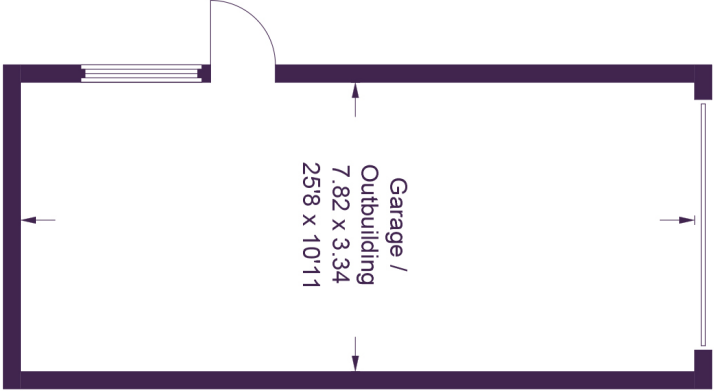
Approximate Gross Internal Area

Ground Floor = 59.4 sq m / 639 sq ft

First Floor = 42.0 sq m / 452 sq ft

Garage / Outbuilding = 26.1 sq m / 281 sq ft

Total = 127.5 sq m / 1,372 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.