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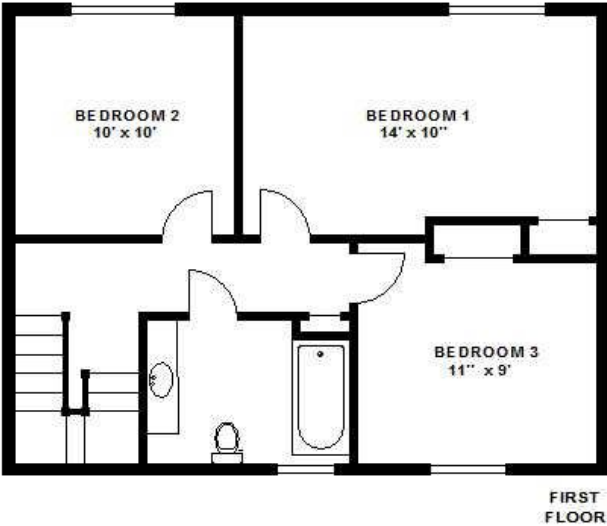
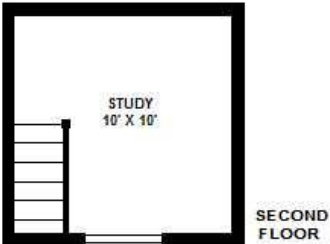
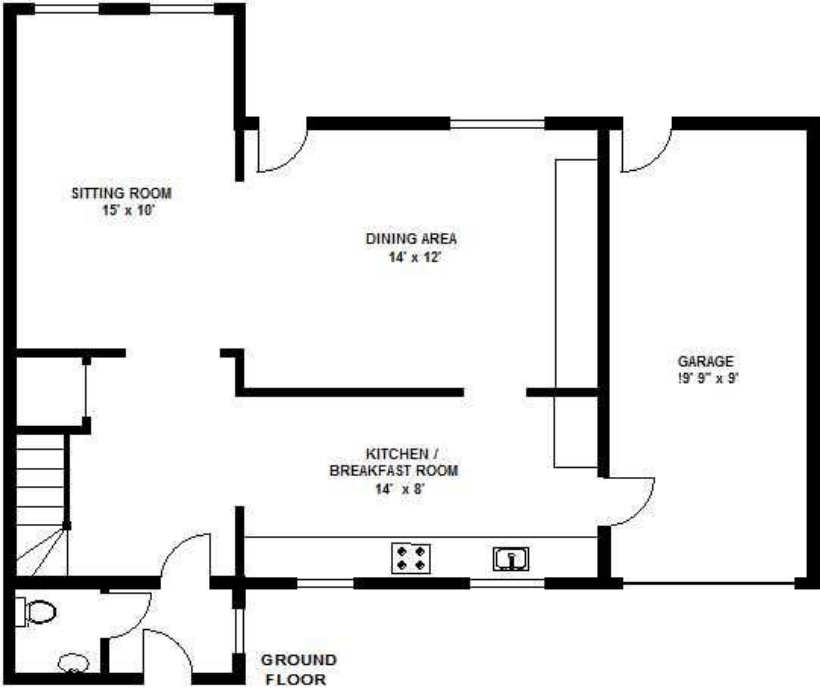






Not to scale

FLOOR AREA	
GROUND FLOOR	780 sq.ft.
FIRST FLOOR	400 sq.ft.
SECOND FLOOR	100 sq.ft.
TOTAL	1360 sq.ft.



STABLE BARN, HOLLOW HILL LANE, IVER, BUCKINGHAMSHIRE, SLO 0JJ

Langley and Station ½ mile * Iver Station 1 mile * Iver Village 1 mile * M4 (jct 5) 1½ miles * M40 (jct 1) 4 miles * Windsor 7 miles * Central London 17 miles * (Distances approximate)

A STUNNING 3 BEDROOM GRADE 2 LISTED BARN CONVERSION ON A CORNER PLOT WITH 2 RECEPTION ROOMS AND SUPERB KITCHEN BREAKFAST ROOM INCLUDING INTEGRATED APPLIANCES. A WEALTH OF BEAMS THROUGHOUT AND ADDITIONAL STUDY ON THE SECOND FLOOR WHICH COULD BE USED AS AN OCCASIONAL BEDROOM. CONTEMPORARY FIRST FLOOR BATHROOM, GROUND FLOOR CLOAKROOM. GARAGE, PARKING FOR APPROXIMATELY 2-3 CARS AND MATURE FRONT AND REAR GARDENS. HIGHLY RECOMMENDED AND NO ONWARD CHAIN.

Secluded location Driveway parking for 2 vehicles & garage Superb kitchen/breakfast room Contemporary bathroom Wealth of original beams, charm and character

SPACIOUS ENTRANCE HALL beamed ceiling; stairs to first floor.

CLOAKROOM wc; wash hand basin.

SITTING ROOM 15' (4.57m) x 10' (3.05m) rear aspect; beams.

DINING ROOM 14' (4.26m) x 12' (3.65m) rear aspect; beams; door to rear garden.

KITCHEN/BREAKFAST ROOM 14' (4.26m) x 8' (2.44m) a superb kitchen/breakfast room with a range of cupboards and drawers; integrated Miele gas hob with extractor hood over; Miele dishwasher, oven and microwave; integrated fridge/freezer; tiled floor; door to garage.

FIRST FLOOR LANDING stairs to second floor.

BEDROOM 1 14' (4.26m) x 10' (3.05m) rear aspect; wardrobe; beams.

BEDROOM 2 10' (3.05m) x 10' (3.05m) rear aspect; beams.

BEDROOM 3 11' (3.35m) x 9' (2.74m) front aspect; beams.

BATHROOM contemporary suite comprising bath with shower over; wash hand basin with drawers below; wc; tiled walls; tiled floor; beams.

STUDY/OCCASIONAL BEDROOM 10' (3.05m) x 10' (3.05m) access to loft; beams.

FRONT GARDEN open plan and lawned; mature trees; shed; gated side access to the rear.

REAR GARDEN secluded; lawned; terrace and mature trees.

GARAGE Single garage with door to kitchen/breakfast room and the rear garden. Plumbing for washing machine and wall mounted boiler.

PARKING SPACE Parking for approximately 2-3 cars.

TENURE & POSSESSION The property is Freehold and possession is offered with the benefit of no onward chain.

There is a maintenance charge of approximately £200.00 per annum (tbc) payable for the clearing and upkeep of the septic tank which is shared between 3 properties.

SITUATION Stable Barn is located in one of Iver's most sought after and private locations. Set back from the road the property is within easy access of Langley Mainline Station servicing Londn/Paddington.

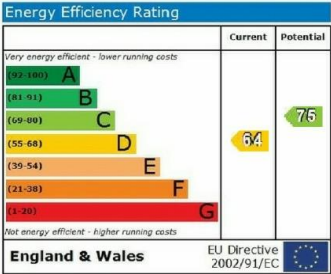
The protected areas of Langley Park and Black Park and the M4 are all within a short drive and there is an underground service at nearby Uxbridge on the Metropolitan and Piccadilly lines.

Multiple facilities can be found at Uxbridge including the Chimes Shopping centre, multiplex cinema and wide variety of restaurants and pubs. Slough and Langley are also within a short drive offering many amenities.

LOCAL AUTHORITY South Bucks District Council

DISCLAIMER: We wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. The particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy with their solicitor prior to committing to terms. RefPMA.RE.6/10/17

DIRECTIONS From our office proceed up the High Street and continue into Langley Park Road. At the mini-roundabout by The Red Lion Public House turn left towards Langley. After a short distance take the second turning on the left hand side into Hollow Hill Lane and the first turning on the right towards the Barns. Pass the first set of barns and office on the right hand side and Stable Barn will be found towards the end of the cul-de-sac as the first barn conversion on the right.



Offers invited for a quick sale

To view this property contact

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