

# Hawthorn Close

Iver • Buckinghamshire • SL0 0DD

Guide Price: £799,950



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An attractive looking three bedroom detached house built in 1998 in the small village of Iver Heath on the outskirts of Uxbridge. The property boasts over 1500 square foot and briefly comprises: Three double bedrooms, good size living room with a red feature wall, Dining room, Large conservatory and a double garage with a driveway for numerous cars.

Detached House

Three double bedrooms

Good size living room

Dining room

Kitchen with utility area

Large conservatory

Good size garden mainly laid to lawn

Downstairs W/C

Double garage

Parking for numerous cars

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Location

Hawthorn Close is situated in the popular village of Iver Heath on the outskirts of Uxbridge. Iver Heath has a range of local amenities, such as shops, pubs, restaurants, cinema and supermarkets, with more comprehensive leisure, shopping and transport facilities at Uxbridge, Slough or Gerrards Cross which are a short drive away. The area is served with well regarded schools and beautiful countryside with Black Park and Langley Park nearby.

### Property

This three bedroom detached house comprises: Entrance hall with a downstairs W/C, open plan Living room/dining room which can be separated with double doors and includes engineered wood flooring throughout, a good size kitchen with a utility area and a large conservatory with views over the garden. On the first floor: Three double bedrooms with the main room benefitting from an ensuite and a Family bathroom.

### Outside

The front of the property boasts a good size front garden mainly laid to lawn with various trees and shrubs. To the rear of the property is a large garden which is also mainly laid to lawn and includes a storage shed and a double garage and a driveway for numerous cars.



### Schools:

Iver Heath Infant School and Nursery 0.1 miles  
Iver Heath Junior School 0.1 miles  
The Iver Village Junior School 1.1 miles



### Train:

Uxbridge Station 1.9 miles  
Iver Station 2.0 miles  
Langley Station 2.2 miles



### Car:

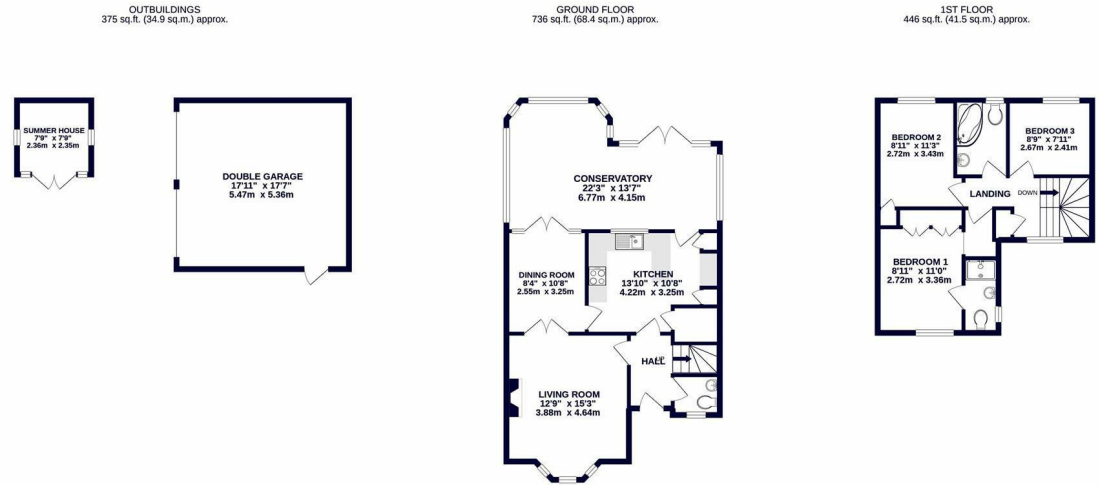
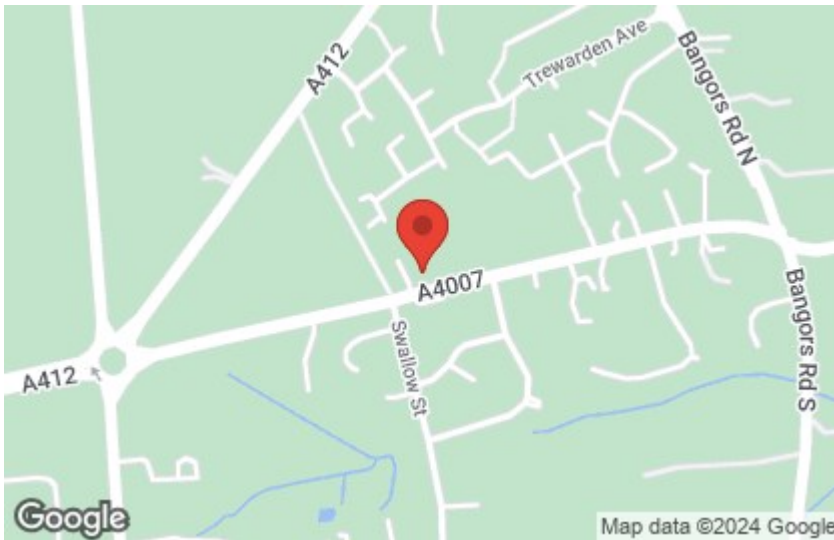
M4, A40, M25, M40



### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



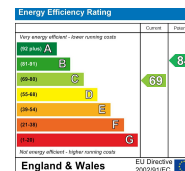
TOTAL FLOOR AREA : 1557 sq.ft. (144.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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