



arthur grace  
RESIDENTIAL

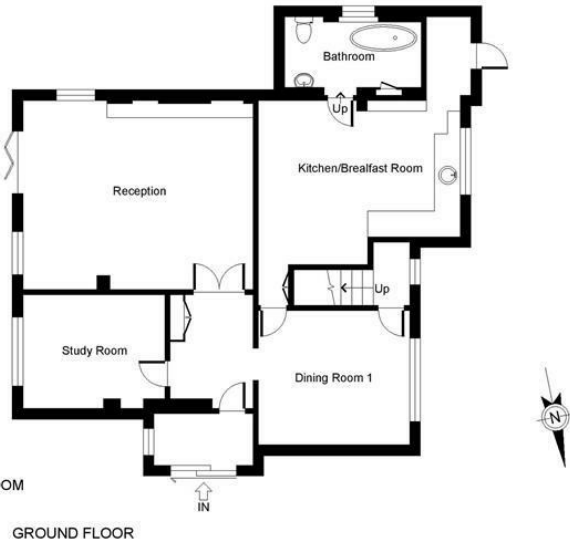


Mansion Lane, Iver, SLO 9RH  
Fixed Asking Price £600,000



## Floor Plan

### Mansion Lane



RECEPTION  
5.4m x 4.5m / 17'10" x 14'8"

KITCHEN / BREAKFAST ROOM  
4.8m x 3.9m / 15'8" x 12'9"

BEDROOM 1  
3.8m x 2.4m / 12'5" x 8'0"

BEDROOM 2  
3.3m x 3.1m / 10'11" x 10'1"

BEDROOM 3  
3.3m x 2.5m / 10'10" x 8'1"

STUDY ROOM  
3.4m x 2.7m / 11'0" x 8'10"

DINING ROOM 1  
3.6m x 3.2m / 11'9" x 10'5"

DINING ROOM 2  
4.8m x 3.4m / 15'10" x 11'1"

SHOWER ROOM  
2.3m x 1.6m / 7'5" x 5'1"

BATHROOM  
3.2m x 1.7m / 10'7" x 5'6"

WINE CELLAR  
3.4m x 2.1m / 11'1" x 7'0"

GROUND FLOOR



FIRST FLOOR

OUTBUILDING

APPROX. GROSS INTERNAL WITH OUTBUILDING FLOOR AREA 143 M<sup>2</sup> / 1541 FT<sup>2</sup>  
APPROX. GROSS INTERNAL WITHOUT OUTBUILDING FLOOR AREA 122 M<sup>2</sup> / 1314 FT<sup>2</sup>

## Accommodation

- Detached 3 bedroom home with gated off street parking
- 3 bedrooms
- 2 bathrooms
- 3 reception rooms + kitchen diner
- SE facing wrap around garden
- Close to Langley & Iver, with great school catchments & amenities access
- 1541 sq ft inc outhouse
- \*\* Being sold with no onward chain allowing for speedy purchase \*\*
- Council Tax, Band F - £3210..37
- EPC E



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