







**HILTONS ESTATES**

**Wellesley Avenue**

, Iver, SLO 9BP

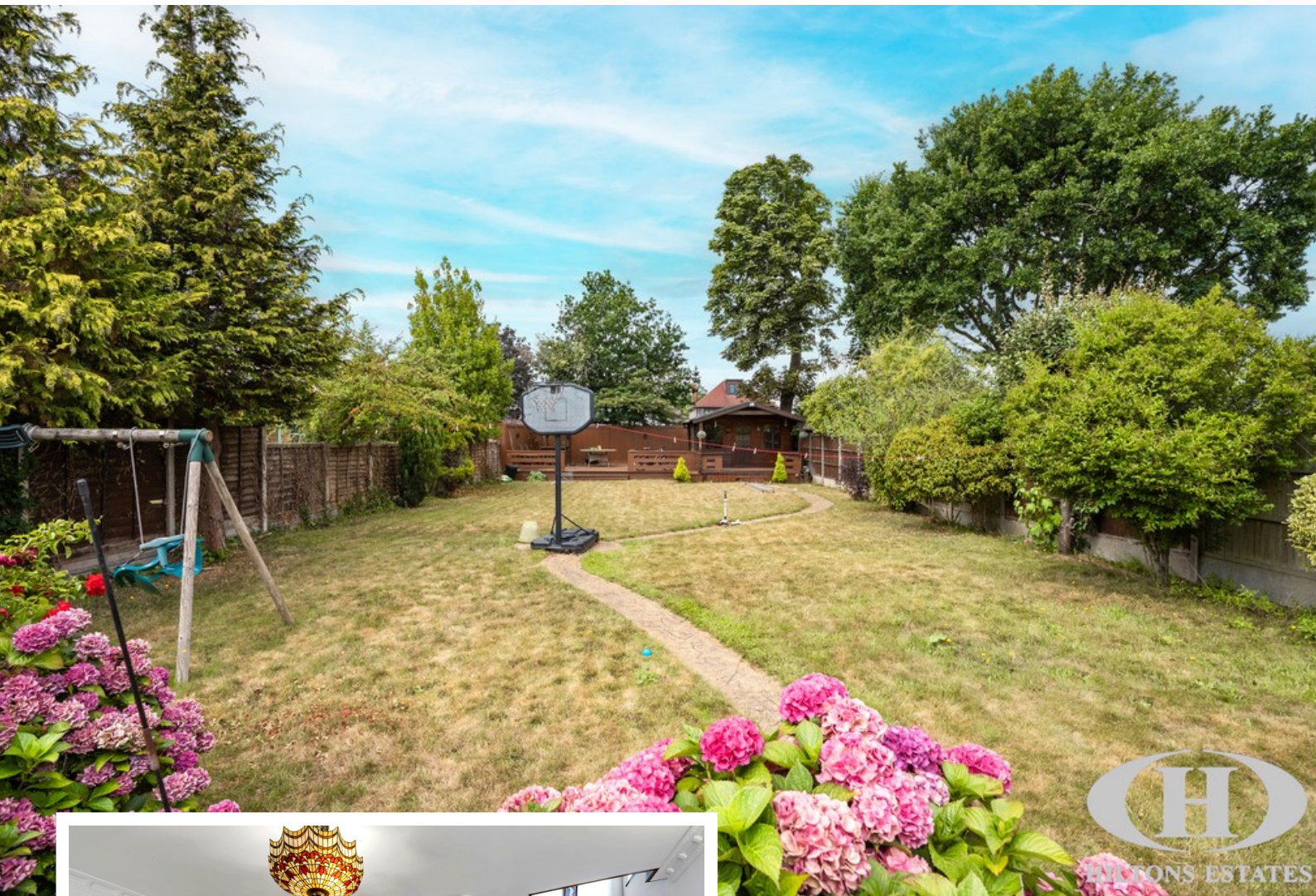
**Offers In Region Of £1,495,000**

EPC Rating '80'

-  6 spacious bedrooms
-  6 bathrooms including 2 en-suites
-  3 generous reception rooms
-  Driveway for 8+ cars





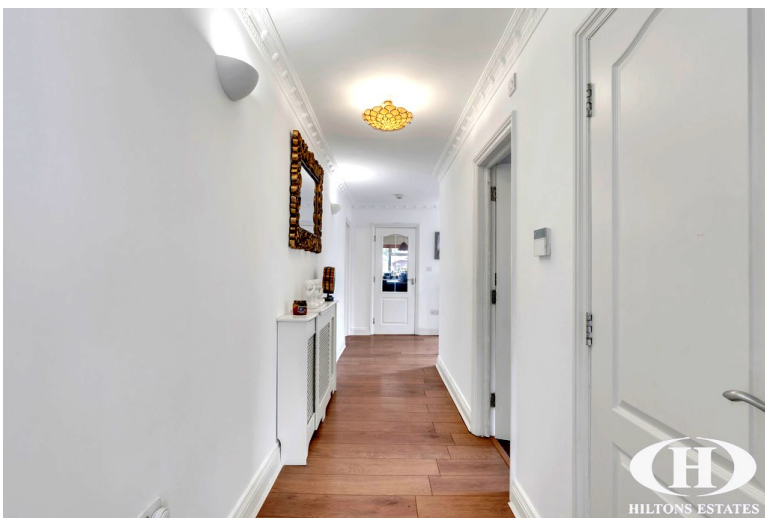


## Property Description

Hiltons Estates proudly present this exceptional 6-bedroom, 6-bathroom detached home located in a quiet and peaceful luxury area. Spanning approximately 3,190 sq ft, this spacious 1940s-built property features three reception rooms, two en-suites, a modern kitchen, and ample living space throughout.

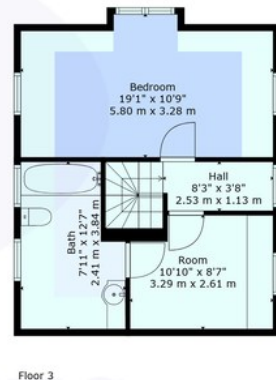
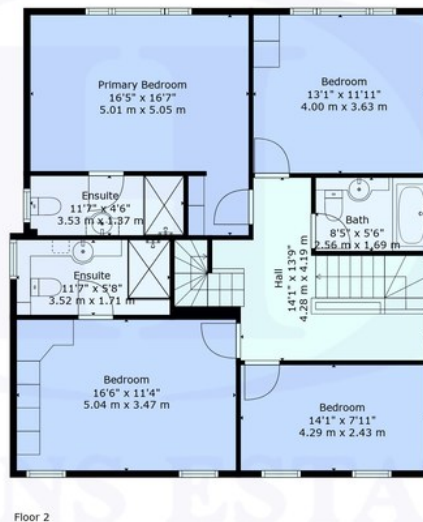
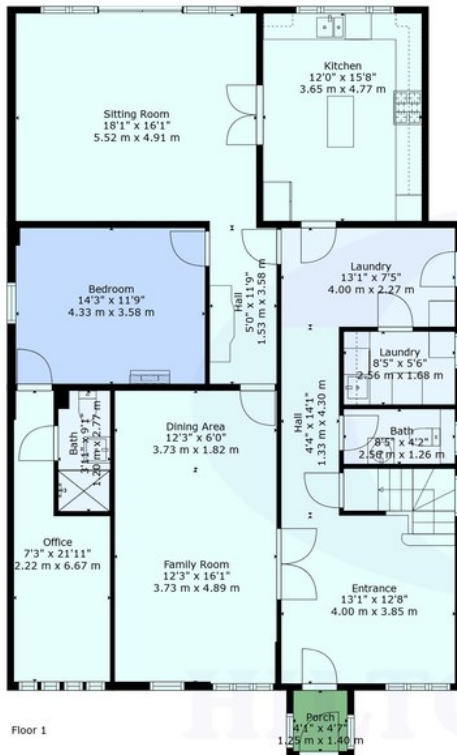
The home benefits from a large private garden and an extensive driveway with space for over eight cars, offering practicality alongside elegance. This is a perfect forever home for families seeking comfort, space, and tranquillity in one of the area's most desirable neighbourhoods.

Viewings are highly recommended!









**TOTAL: 2965 sq. ft, 276 m2**  
 FLOOR 1: 1634 sq. ft, 152 m2, FLOOR 2: 1045 sq. ft, 97 m2, FLOOR 3: 286 sq. ft, 27 m2  
 EXCLUDED AREAS: PORCH: 19 sq. ft, 2 m2, LOW CEILING: 148 sq. ft, 14 m2  
 WALLS: 206 sq. ft, 18 m2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

243 The Broadway  
 Southall  
 Middlesex  
 UB1 1NF

[www.hiltons-estates.com](http://www.hiltons-estates.com)  
[Rajneev@hiltons-estates.com](mailto:Rajneev@hiltons-estates.com)  
 02085 741 999

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements