



## Bangors Road North, Iver, SL0 0BQ

- Set in a large secluded plot
- Stunning interiors
- Spacious reception room
- Ample off street parking
- Low maintenance gardens
- Detached three bedroom bungalow
- Superb kitchen/breakfast room
- Two bathrooms
- Two separate two bedroom annexe buildings
- Unique opportunity

**Asking Price £1,250,000**

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**Description**

Beautifully presented this exceptional home provides an ideal opportunity for multi-generational living with the main bungalow providing three bedrooms and the two separate annexe buildings both providing two bedrooms and living space.

**Accommodation**

The main property provides accommodation that briefly comprises, entrance hall, large reception room providing ample living and dining space, luxurious kitchen breakfast room fitted with a very good range of storage units, drawers and integrated appliances, there are ample granite worksurfaces, space for a range cooker and washing machine, the impressive main bedroom is a very spacious room with an en-suite shower room and double doors that open onto the rear garden, there are two further bedrooms and the family bathroom.

Annexe 1 provides accommodation that briefly comprises, open plan living space and kitchen, there are two inter connecting bedrooms.

Annexe 2 provides accommodation that briefly comprises, living room, kitchen breakfast room, two bedroom and bathroom.

**Outside**

A gated driveway provides ample off street parking with an area of lawn and shrub borders, there is a low maintenance garden to the rear of the property

**Situation**

The property is set in this semi-rural location with local shops and amenities nearby, Uxbridge town centre is easily accessible and Uxbridge tube station provides a wide range of shopping facilities along with the Metropolitan and Piccadilly line station. Iver mainline station is nearby with Crossrail service. Central London is also easily accessible by road via the M40 (J1A) and M25 (J16) and M4 (J5). Heathrow Airport is also just a short drive away. Black Park and Langley Park are within close proximity.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: South Bucks

Council Tax Band: E

EPC Rating: TBC

**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

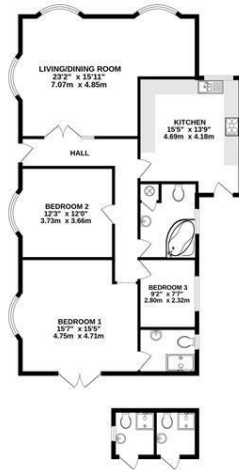
ANNEXE 1  
422 sq.ft. (39.2 sq.m.) approx.



ANNEXE 2  
488 sq.ft. (45.1 sq.m.) approx.



GROUND FLOOR  
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA : 2170 sq.ft. (201.6 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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