



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



49 High Street, Iver, Buckinghamshire. SL0 9NN.

£425,000 Freehold

Hilton King & Locke are pleased to be bringing to the market this three-bedroom semi-detached family home situated in a prime location in the High Street in Iver. This property also comes to the market with NO CHAIN!

The property is situated only minutes from Iver Village, known for its tranquillity whilst being easily accessible via road, providing quick access to the M40, M25, M4 and A40, train line into London with Cross rail connections. Iver has an array of popular country pubs and shops and a community green along with some beautiful countryside including Black Park, Langley Park, and Thorney Park Golf Course all close by.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring an elegantly designed reception room that provides a versatile space for relaxation and entertainment as well as access to the well-maintained garden with garage that has the added benefit of power, perfect if you are looking for a home office.

Leading into the entrance porch there is a



hallway with doors to the through lounge and separate kitchen with plenty of eye and base level units. This room also provides access to outside.

To the first floor there are three well-appointed bedrooms and a three-piece family bathroom room. In our opinion the property is offered for sale in good condition throughout and would ideally suit a family or downsize buyer.

Outside To the front of the property there is a low maintenance garden with brick-built wall and side access to the rear. To the rear there is a well-maintained sunny aspect garden with access to the garage. The garages are brick built with power. This can be accessed from the rear service road off of Chequers Orchard.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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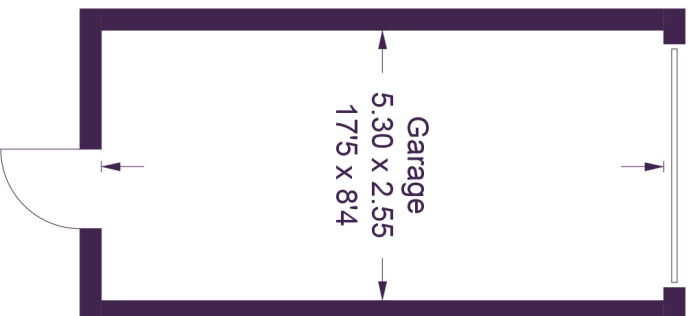
Approximate Gross Internal Area

Ground Floor = 44.9 sq m / 483 sq ft

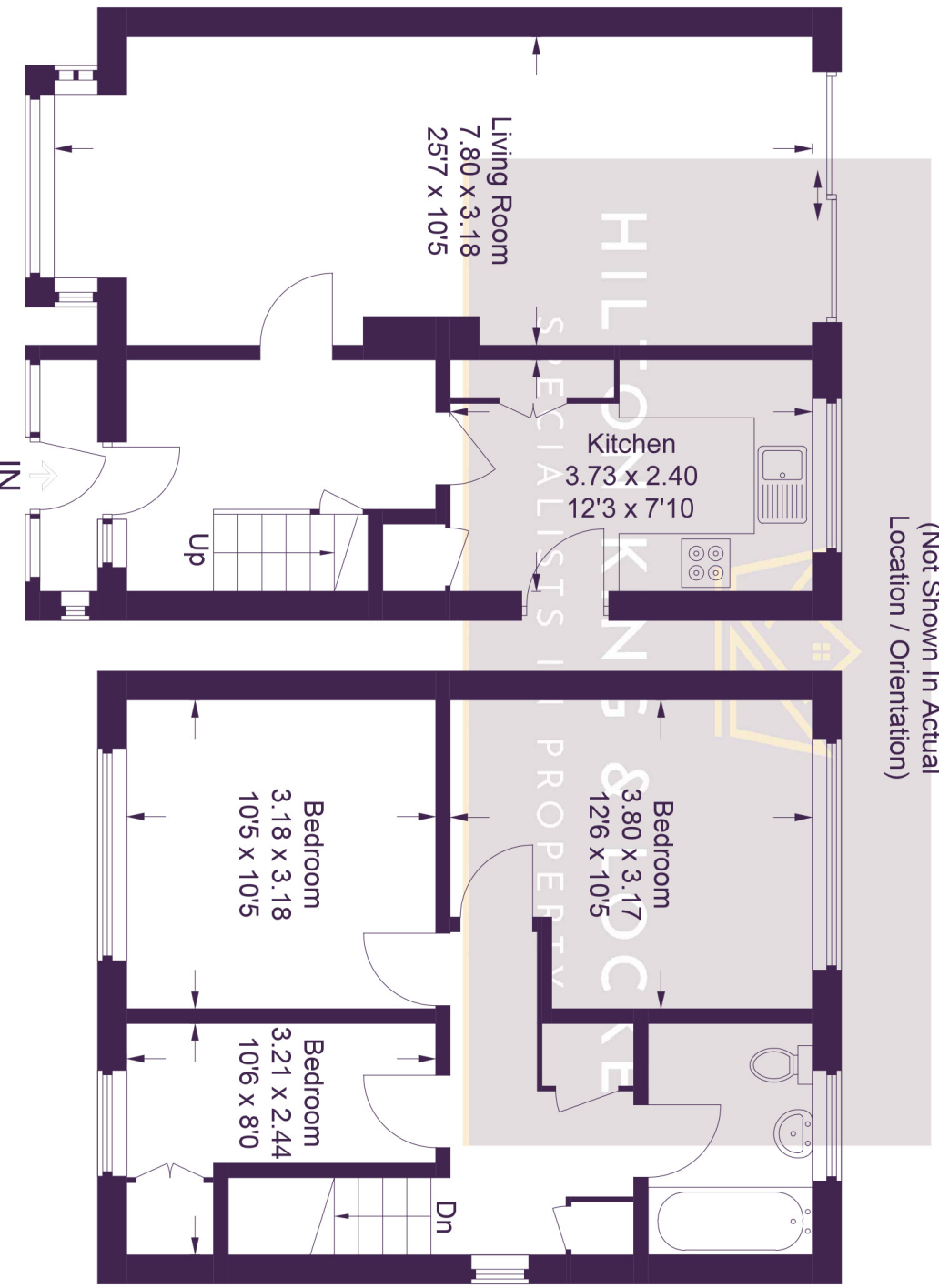
First Floor = 40.8 sq m / 439 sq ft

Garage = 13.5 sq m / 145 sq ft

Total = 99.2 sq m / 1,067 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.