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2 Swallow Street, Iver Heath. SL0 0HF.

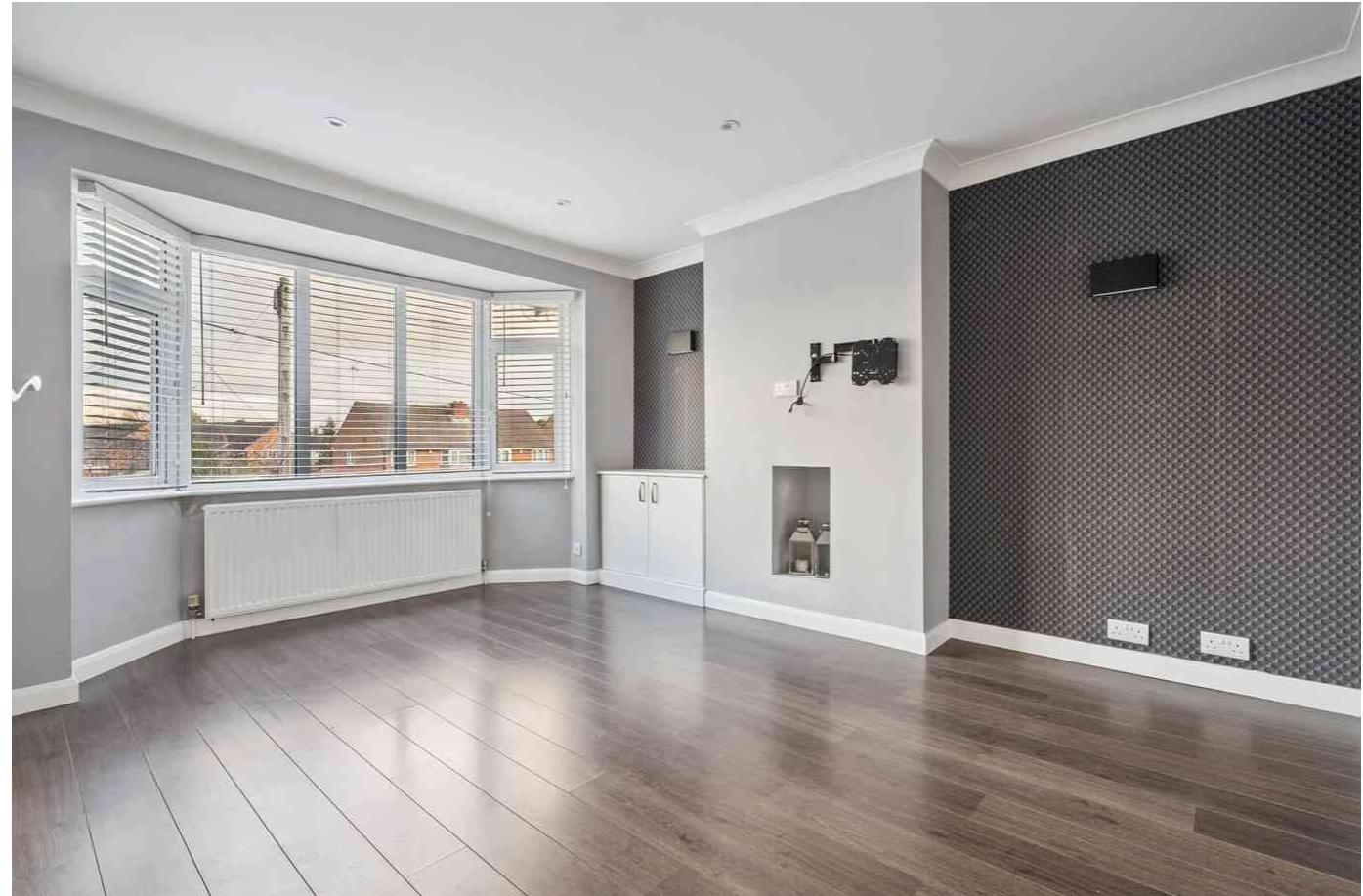
£350,000 Leasehold

Hilton King & Locke are delighted to present this immaculate first-floor maisonette, ideally located in the picturesque Buckinghamshire village of Iver Heath.

Accessed via a private entrance, recently carpeted stairs lead to a beautifully presented interior showcasing clean lines and stylish décor in contemporary grey tones throughout.

The bright and spacious reception room benefits from excellent natural light, creating a welcoming living space. To the rear of the property, the principal bedroom features fitted double wardrobes and enjoys pleasant views over the garden. A second front-facing bedroom offers versatility and is equally well suited as a home office or study.

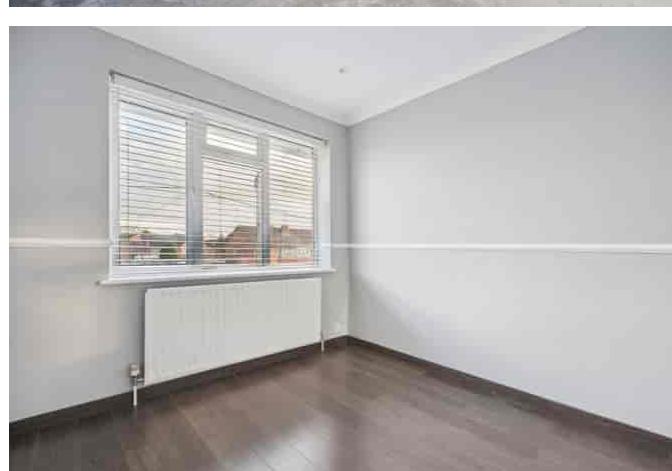
Further accommodation includes a modern bathroom suite and a sleek white gloss fitted kitchen, complete with



integrated white goods. The property has also been upgraded to gas central heating, adding to its comfort and efficiency.

A standout feature is the private rear garden, providing an ideal outdoor retreat for relaxing or entertaining during sunny evenings. The garden also benefits from shed storage and a designated barbecue area.

Swallow Street is just a short walk from the stunning Black Park Nature Reserve, perfect for scenic walks, outdoor activities, and daily exercise. Excellent transport links are close by, with the M40 offering easy commuter access, while Richings Park and Langley stations provide direct services into London, including connections via the highly regarded Elizabeth Line.



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.

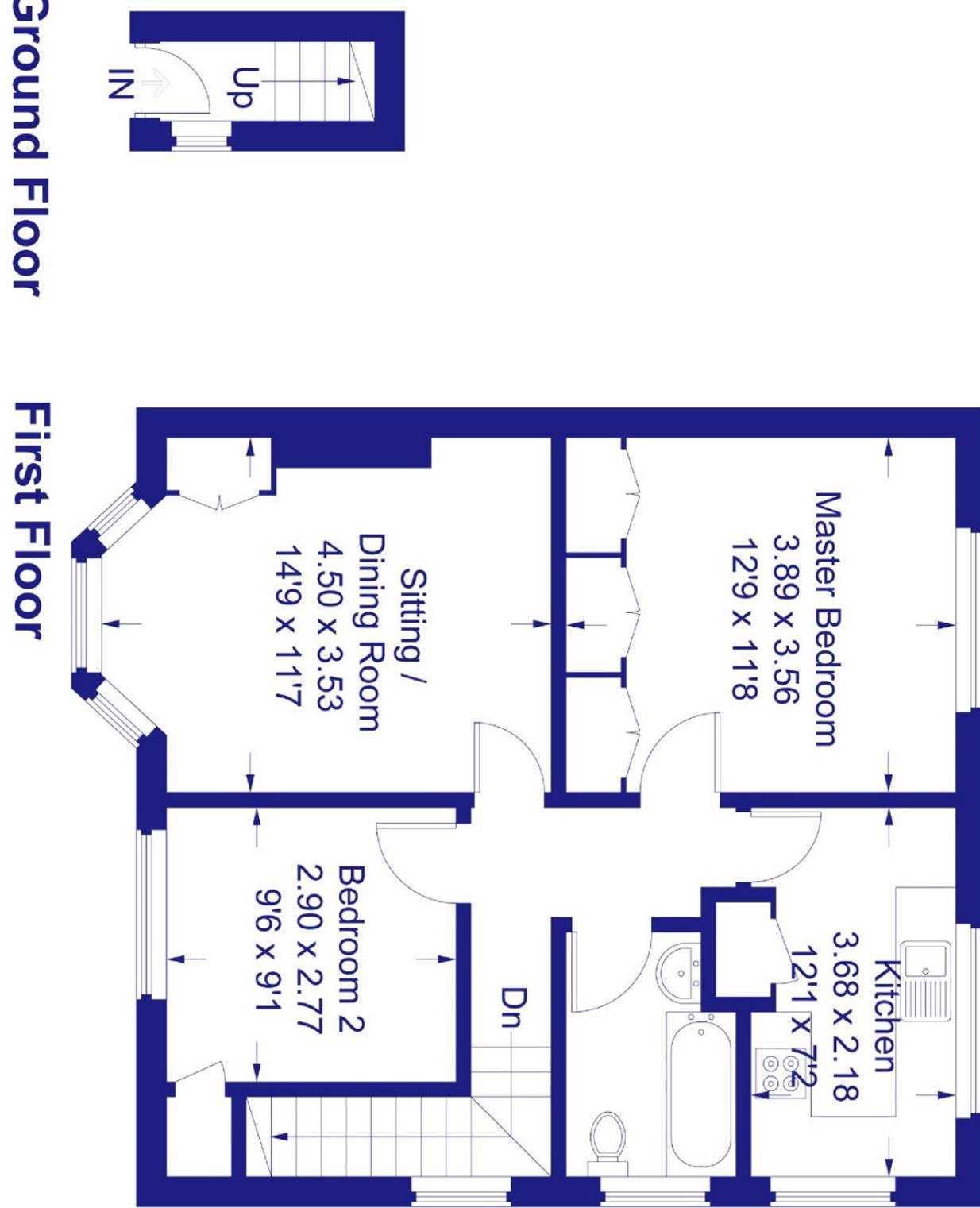


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2 Swallow Street

Approximate Gross Internal Area
Ground Floor = 1.8 sq m / 19 sq ft
First Floor = 59.6 sq m / 641 sq ft
Total = 61.4 sq m / 660 sq ft



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.

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