



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



2 Leacroft Road, Iver, Buckinghamshire. SL0 9QP.

£665,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautifully presented, spacious and extended four-bedroom semi-detached property. Ideally situated on a sought-after residential road in the heart of Iver Village. Its location allows for a short stroll to local shops, schools, and excellent transport links.

Upon entering the property that is set back from the road you are greeted by ample parking spaces for multiple cars, providing convenience for both residents and guests as well as side access to the well-maintained garden.

The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere. The accommodation has been largely extended by the current owners and a viewing are essential to appreciate the space available.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house.

A lovely double aspect sitting room and separate living room add to this property's allure, perfect for a more formal dining setting.

A feature of this property is the loft that has been converted into the fourth bedroom with an ensuite bathroom with the added benefits of skylights and plenty of eave storage. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free. Impressive amenities that serve both functionality and comfort.

This property boasts four spacious double bedrooms all with ample space for free standing furniture. A Family bathroom on the first floor and the largest



Bedroom has the added benefit of a separate shower / vanity.

The well-appointed kitchen boasts an integrated oven and plenty of space from free standing appliances. This room connects seamlessly to an integral garage with power. A downstairs W/C adds to the convenience of daily living.

The outdoor area is a paradise that provides an ideal space for entertainment. The garden is mature and is mainly laid to lawn.

THE AREA

Iver is a semi rural village situated between Uxbridge and Slough.

The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys.

The area is well served for sporting facilities with The Buckinghamshire, and Gerrards Cross/Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.

Nearby Iver Heath has beautiful surrounding countryside including Black Park and Langley Park that has an excellent network of footpaths and bridleways. The famous Pinewood Studios also features a cinema.

This property is situated just over a mile from Iver Train Station which is shortly due to link up to crossrail, where journey times will be greatly reduced into London, with Iver to Paddington in 22 minutes and Iver to Liverpool Street in 33 minutes



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.



23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
iver@hklhome.co.uk

2 Leacraft Road

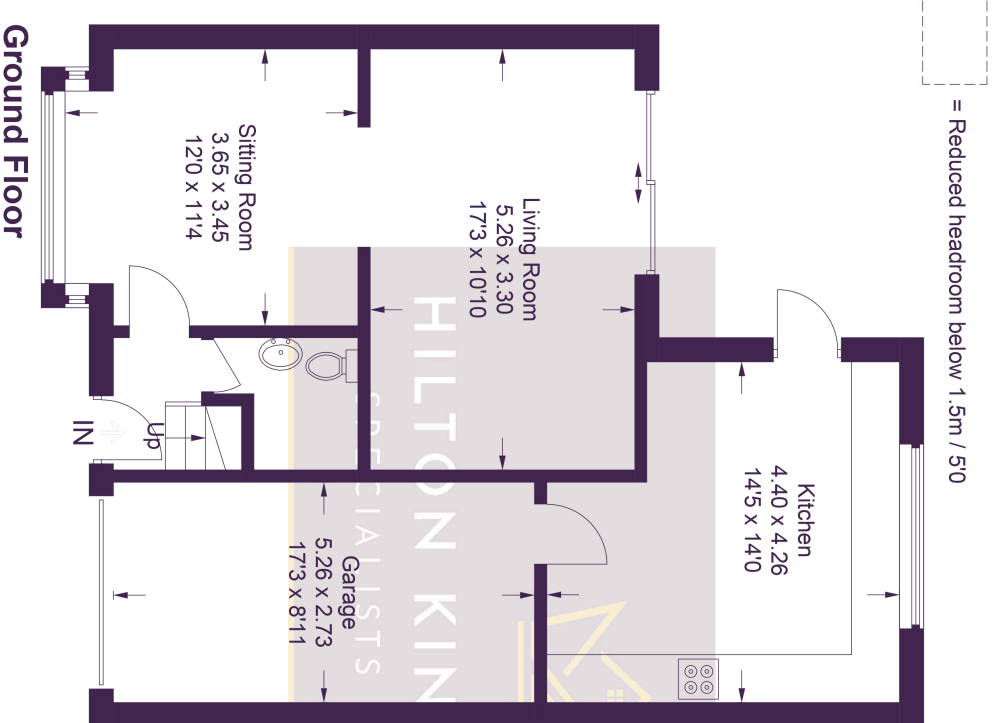
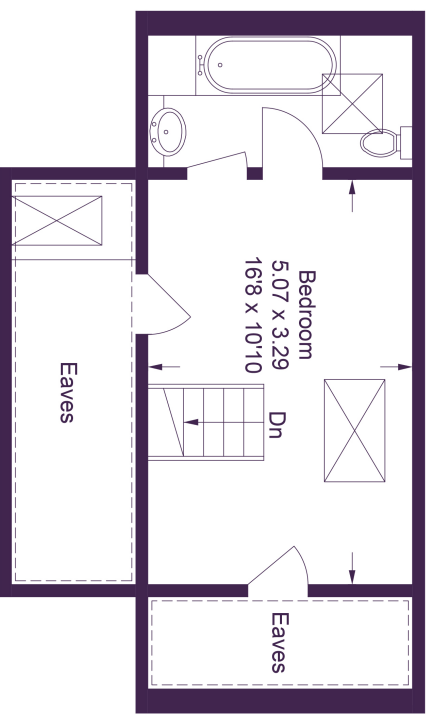
Approximate Gross Internal Area

Ground Floor = 69.0 sq m / 743 sq ft

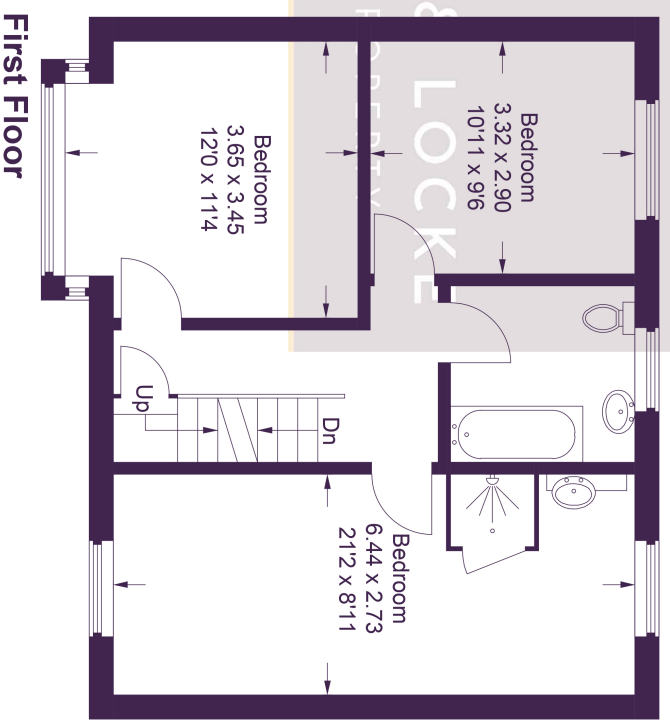
First Floor = 54.4 sq m / 585 sq ft

Second Floor = 35.5 sq m / 382 sq ft

Total = 158.9 sq m / 1,710 sq ft



= Reduced headroom below 1.5m / 5'0"



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.