



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



109 Swallow Street, Iver Heath, Buckinghamshire. SL0 0ET.

£700,000 Freehold

**\*CONTEMPORARY STYLED FOUR BEDROOM EXTENDED SEMI\***

**\*WITH A LARGE STUNNING GARDEN BACKING PADDOCKS\***

**\*GROUND FLOOR INCLUDES A 26'2 X 16'10 LIVING/DINING ROOM, SHOWER ROOM AND 15'8 X 11'3 KITCHEN WITH BI FOLDING DOORS\***

**\*THREE FIRST FLOOR BEDROOMS WITH MODERN FAMILY SHOWER ROOM\***

**\*TOP FLOOR WITH 16'4 X 12'9 MASTER BEDROOM AND ENSUITE\***

**\*OFF STREET PARKING AT THE FRONT FOR MULTIPLE CARS\***

A stunning semi detached family home which has been extended to the ground floor and also into the loft to provide over 1200 square ft of accommodation.

The property is situated in popular Swallow Street, which is close to Iver Heath Infant and Junior Schools plus offering quick and easy access to the motorway network of the M4, M40 and M25.

Features of this contemporary presented home include a stunning rear garden which backs onto paddocks, which can be enjoyed via the 15'8 x 11'3 kitchen and its bi folding doors, plus the impressive top floor 16'4 x 12'9 bedroom one with its own ensuite, that also takes in stunning views of the garden and beyond.

You enter the property and into a light and airy hallway, from here you have direct access to the ground floor shower room, and the 26'2 x 16'10 living/dining room that is semi open plan to the kitchen. The kitchen also offers an array of modern units with quartz worktops, plus integrated fridge/freezer and dishwasher.

The first floor consists of two good double bedrooms, both of which have a wall of fitted wardrobes with mirrored sliding doors, plus a single bedroom and a fully tiled modern shower room.

The master bedroom on the top floor is a great space, and has french doors with a juliet balcony, while also offering two Velux windows.



Outside, there is parking for multiple cars on the front drive, with the rear garden having a large patio, while being mainly laid to lawn.

#### THE AREA

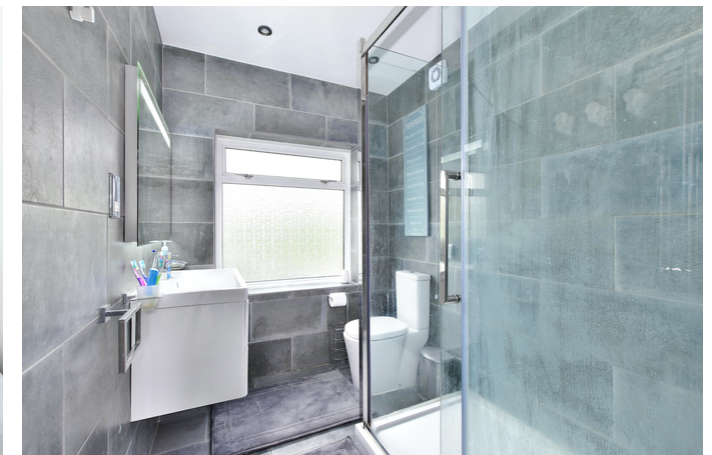
Iver is a semi rural village situated between Uxbridge and Slough. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

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, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.

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.

Swallow Street is fairly equal distance between two forthcoming Cross rail stations. The property is approximately 10 minutes to both Iver and Langley train stations. Journey times into London from Iver to Paddington is 22 minutes, with Iver to Liverpool Street in 33 minutes.

Current connections: Iver (Great Western Line: London Paddington 31 mins) - Gerrards Cross 4 miles (Chiltern Line: London Marylebone 25 mins) - Uxbridge 3 miles (Metropolitan Line: London Baker Street 38 mins) - M25 (J16)/M40 (J1A) 4 miles - London Heathrow 8.5 miles - Central London 20 miles (Distances and times are approximate)



#### 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.

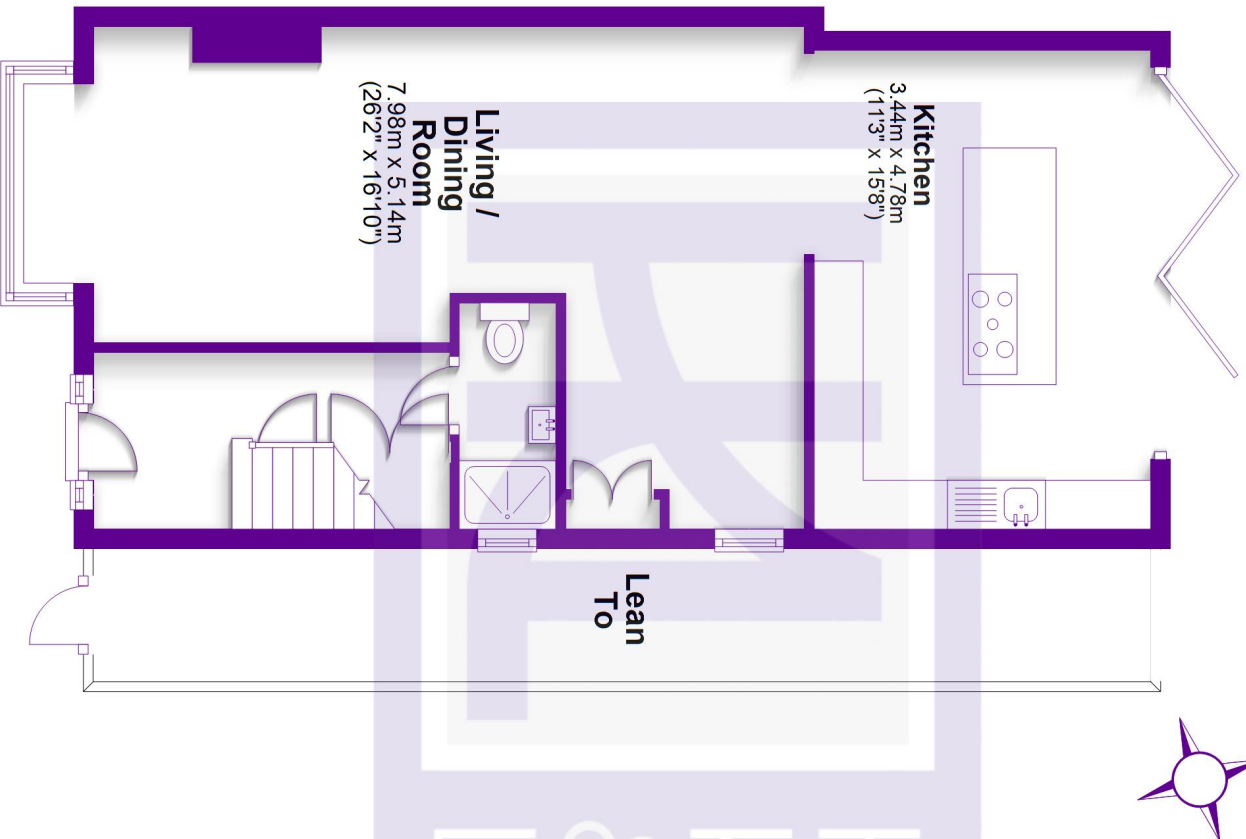


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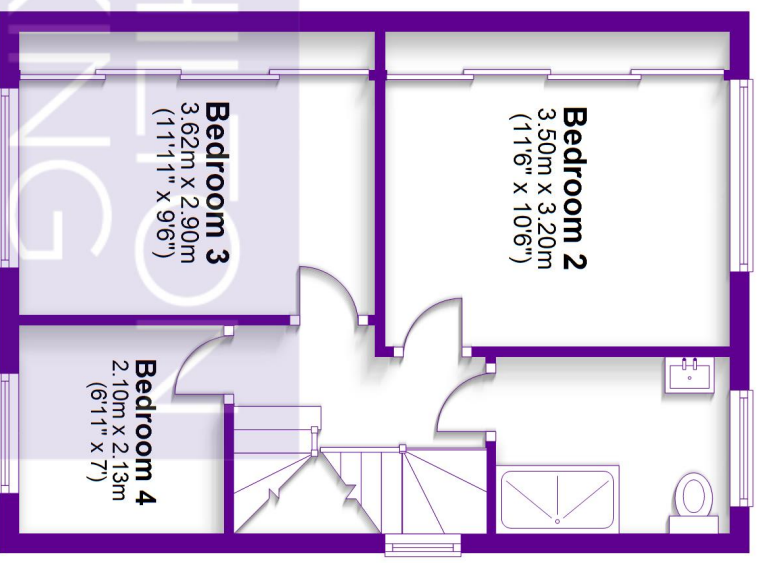
## Ground Floor

Approx. 55.0 sq. metres (592.3 sq. feet)



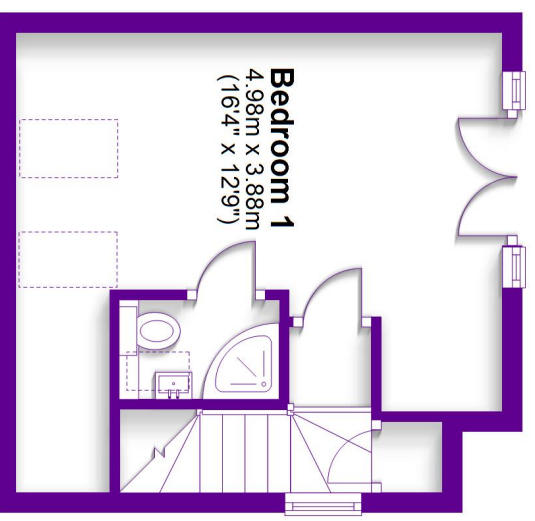
## First Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



## Second Floor

Approx. 23.0 sq. metres (247.1 sq. feet)



**Total area: approx. 115.1 sq. metres (1238.8 sq. feet)**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings but excl car ports.  
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