



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



31 Post Meadow, Iver, Buckinghamshire. SL0 0DU.

OIEO £860,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful four bedroom home that boasts 1,866 sq ft. This remarkable semi-detached house offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living. This property is located in a sought-after cul-de-sac in Iver Heath and is presented in excellent order having been extended and improved by the current owner.

Upon entering the property that is set back from the road you are greeted by ample parking spaces, providing convenience for both residents and guests. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere.

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 two elegantly designed reception rooms that provide a versatile space for relaxation and entertainment. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The well-appointed kitchen boasts integrated appliances and connects seamlessly to a family/dining room and utility room, catering to modern convenience and functionality providing access to outside. A downstairs W/C adds to the convenience of daily living.

Ascending to the upper level, four spacious bedrooms await, with the master bedroom boasting an en-suite shower room and walk in wardrobe that serves functionality and comfort. The modern family bathroom completes the upstairs.

The outdoor area is a paradise, adding to the property's allure. A summer house adds to the property's potential for diverse uses as well as an integral garage with electric door with power that is a good size measuring at 24'9 x 8'5. The garden is also in excess



of 100 ft.

In conclusion, this family house offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.

AREA- The property is located close to various local amenities and a short drive from Iver train station, operated by the Great Western Railway to London, Paddington, and Oxford connected via Cross rail, which will largely reduce journey times. Central London is also easily accessible by road via the M40, A40, M4 and M25 and Heathrow Airport is situated only 5 miles away. Iver Heath has an excellent choice of state and grammar schools, The area is well served for sporting facilities and the countryside, including Black Park and Langley Park. The larger centres of Gerrards Cross and Uxbridge are also close by where there are a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema.



**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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# 31 Post Meadow

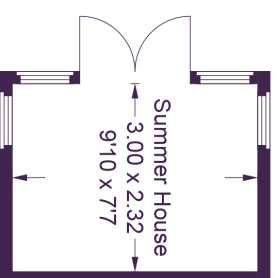
Approximate Gross Internal Area

Ground Floor = 103.6 sq m / 1,115 sq ft

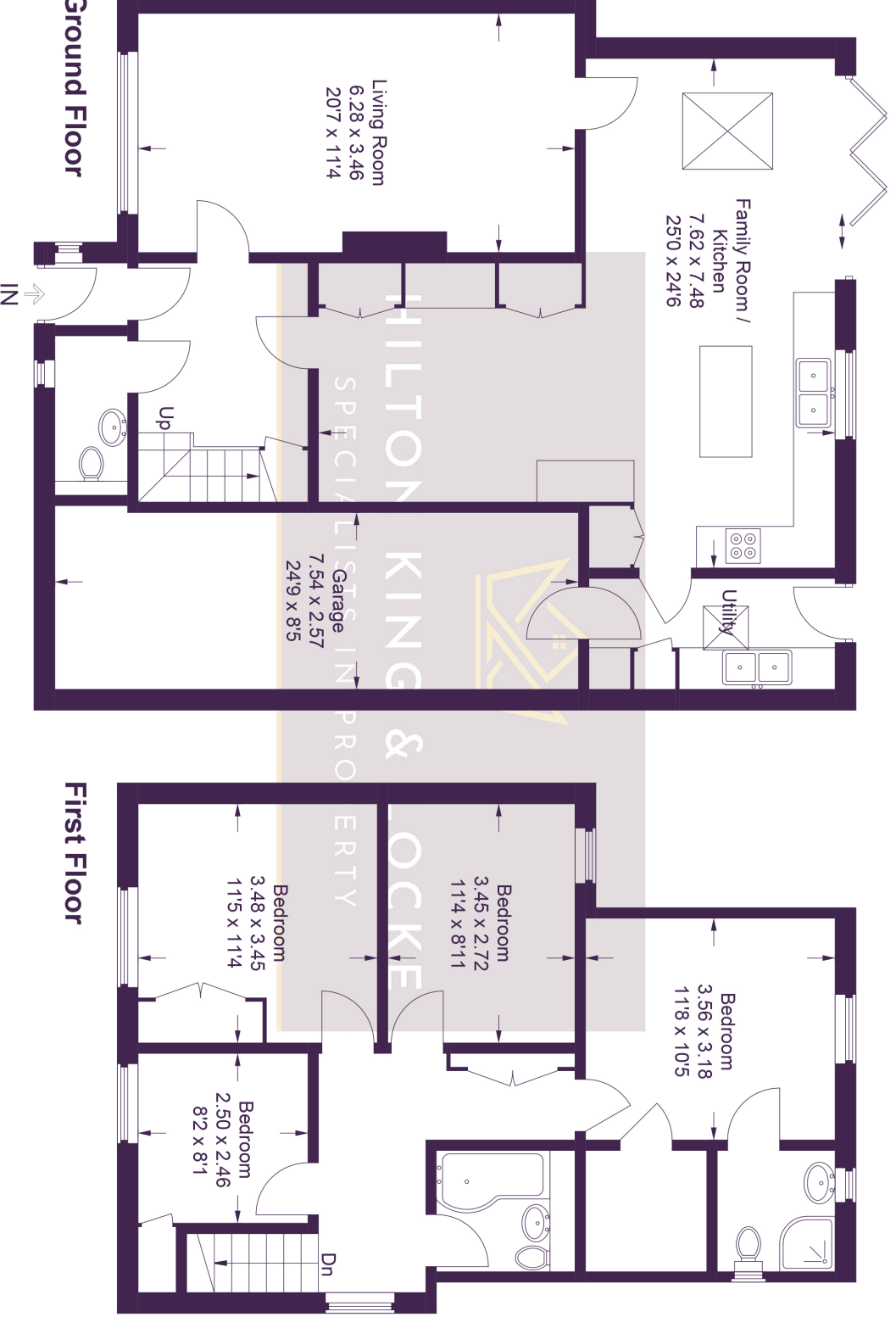
First Floor = 62.9 sq m / 677 sq ft

Summer House = 6.9 sq m / 74 sq ft

Total = 173.4 sq m / 1,866 sq ft



(Not Shown In Actual Location / Orientation)



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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