



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



50 High Street, Iver, Buckinghamshire. SL0 9NG.

£390,000 Freehold

**\*TWO EXCELLENT SIZED BEDROOMS\* \*ATTRACTIVE GARDEN\* \*VILLAGE LOCATION\***

Hilton King & Locke are pleased to bring to the market a beautifully presented two-bedroom semi-detached cottage situated in Iver High Street, close to all Iver's many amenities.

This property still maintains its character yet has a cosy and modern feel. This property Includes a dining room and a family living room with the added benefit of an open fireplace in both. A light and airy fitted kitchen with added utility room that's gives you access onto the garden, plus a three-piece family bathroom. The property has gas central heating and benefits from an impressive back garden which is mainly laid to lawn with a large storage shed with power to the rear.

To the first floor there are two double bedrooms, with the back bedroom offering plenty of built in storage.

These cottages are extremely sought after by young couples and downsizers alike due to the character, cosy rooms, and impressive sized gardens. Ideal for a purchaser, while offering ample potential. A **VIEWING IS HIGHLY RECOMMENDED!!!!**

#### 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 Challoner's High School for Girls and Dr Challoner's 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. Horse racing can be found at Windsor, Sandown and Kempton Racecourses.

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.

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.



**Important Notice**

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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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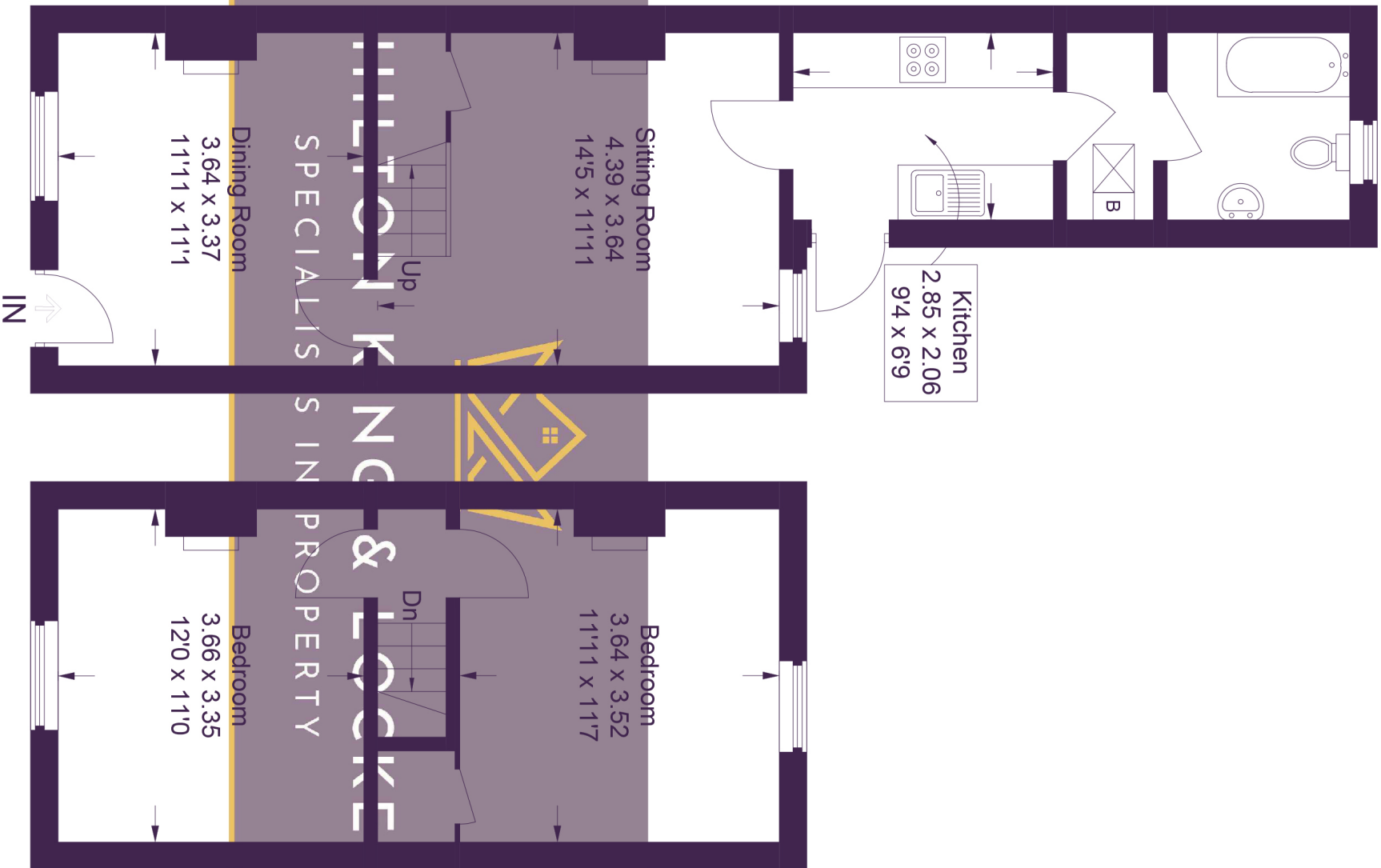
# 50 High Street

Approximate Gross Internal Area

Ground Floor = 41.9 sq m / 451 sq ft

First Floor = 28.8 sq m / 310 sq ft

Total = 70.7 sq m / 761 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.