



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



30 Iverdale Close, Iver, Buckinghamshire. SL0 9RL.

£475,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautifully presented Victorian three-bedroom terraced cottage tucked away in a quiet cul-de-sac in Iver and is located approx. 0.9m from Langley Station that benefits from the Elizabeth Line. This remarkable cottage offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living.

This property would be an excellent purchase for a first time/investment purchase due to its highly sought after location and condition.

Step inside to discover the generous layout, featuring an elegantly designed reception room that provide a versatile space for relaxation and entertainment. Upon entering the property that is set back from the road you are greeted by the landscape frontage, whilst to the rear the garden is low maintenance and presented to a high order.

This family home has the added benefit of a 25ft Lounge with plenty of space for a dining room table and chairs. The kitchen, benefits from plenty of eye and base level units. This property has the added benefit of a downstairs W/C. The garden is low maintenance and offer the perfect space to relax and spend time with family and friends.

The first floor consists of two double bedroom and the modern family bathroom.

Further benefits are the loft has been converted into a spacious master bedroom with a walk-in dressing area, including bespoke built in wardrobes and an ensuite shower room.

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 (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.



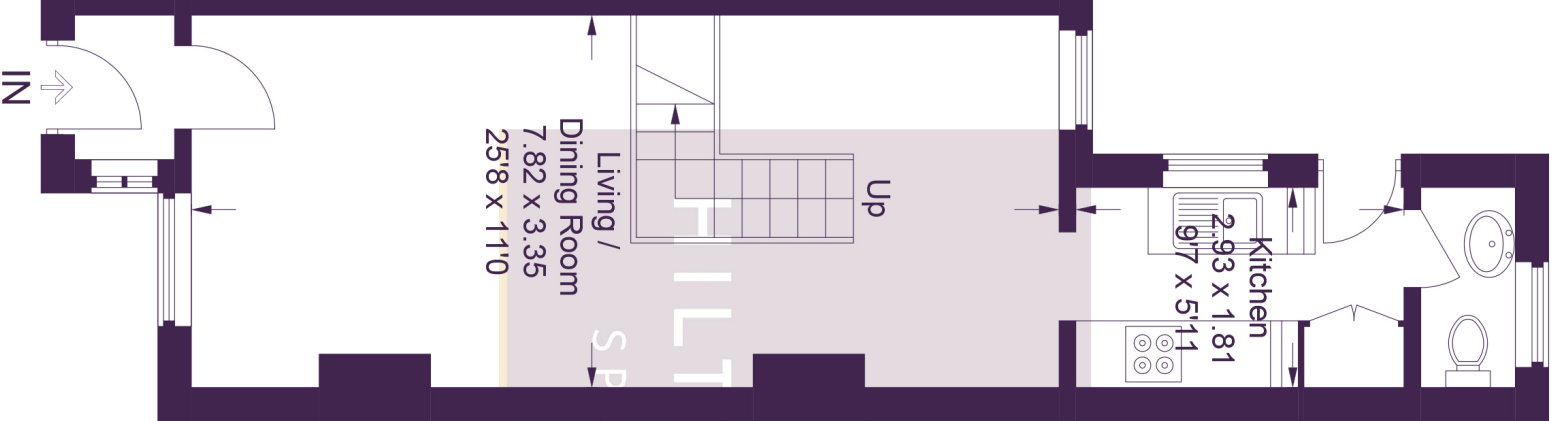
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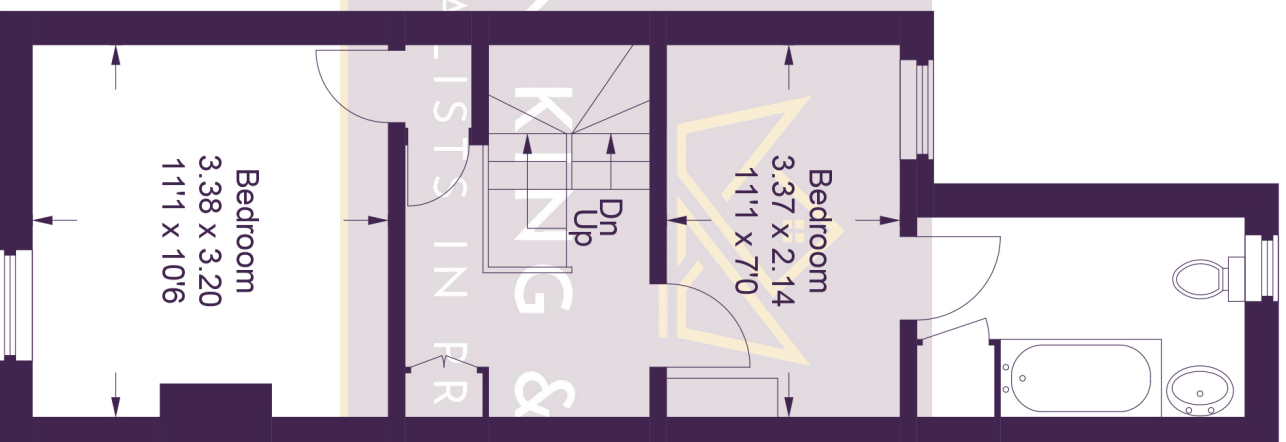
30, Iverdale Close



Approximate Gross Internal Area
Ground Floor = 35.1 sq m / 378 sq ft
First Floor = 31.7 sq m / 341 sq ft
Second Floor = 25.2 sq m / 271 sq ft
Total = 92.0 sq m / 990 sq ft



Ground Floor



First Floor



Second Floor

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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