



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Swan Road, Iver, Bucks. SL0 9JZ.

£350,000 Freehold

Hilton King & Locke are delighted to bring to the market this rarely available freehold two-bedroom cottage.

A viewing is a must to avoid disappointment!

A Grade II listed cosy two-bedroom end of terrace cottage offering an abundance of natural charm and character, while being situated in a side road off the High Street. The property is walking distance to all Iver's amenities, which include the Co-op supermarket, The Swan Public House, pharmacy, and local shops. Iver station is also walking distance to Ivers Crossrail network. Iver is also very well connected with the M4, M25, M40 and Heathrow all within striking distance.

The property internally includes a lovely sitting room with exposed wooden floor, feature fireplace and sash window to front aspect, fitted kitchen with integrated dishwasher and freezer plus a lobby/utility area which has plumbing for washing machine, gas central heating boiler and space for a fridge freezer. A modern bathroom completes the ground floor accommodation.

On the first floor is the master bedroom which has two fitted wardrobes, overhead storage, and sash front window. There is also a rear aspect second bedroom. There is a courtyard style garden, perfect for alfresco dining which is accessed directly from the lobby/utility, with the added benefit of storage and side access. There is also ample parking close by to the property.

#### Location

Swan Road is situated in the popular village of Iver, on the outskirts of Uxbridge. Iver has a range of good local amenities such as shops, pubs, restaurants and supermarkets, with more comprehensive shopping and transport facilities at Uxbridge or Slough town centres, which are a short drive away. The area is served with popular leisure facilities such as Black Park and



Langley Park.

For commuters, London Paddington station is approximately 30 minutes by train from Iver train station enabling faster access to the City and a branch line to Heathrow. Crossrail estimates journey times to Paddington of 22 minutes (currently 30 minutes), Liverpool St. 33 minutes and Heathrow Terminals 1/2/3 11 minutes. The M25, M1, M40 & M4 are also easily accessible for those needing good road links.

The South Buckinghamshire area also offers access to a number of well regarded schools. The renowned Grammar schools of Slough and Langley are close by.



**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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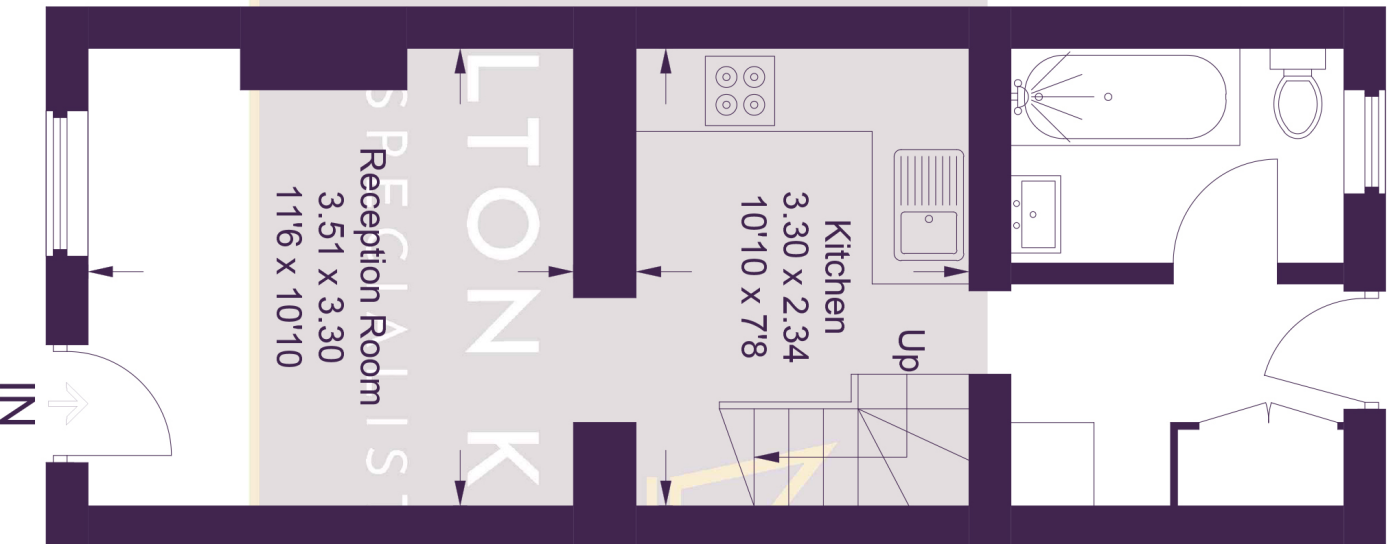
## 2, Swan Road

Approximate Gross Internal Area

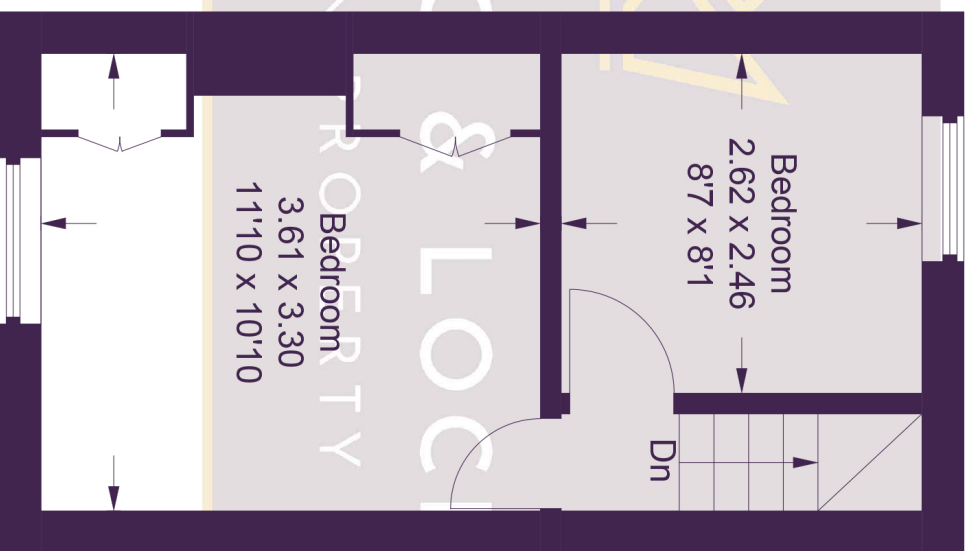
Ground Floor = 30.1 sq m / 324 sq ft

First Floor = 20.9 sq m / 225 sq ft

Total = 51.0 sq m / 549 sq ft



**Ground Floor**



**First 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.