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139 Leas Drive, Iver, Buckinghamshire. SL0 9RP.

£585,000 Freehold



Hilton King & Locke are delighted to bring to the market this substantial and well-presented four-bedroom family home, ideally located in the ever-popular Leas Drive, tucked away in a quiet cul-de-sac in the heart of Iver. This extended and modern home offers versatile living accommodation, perfectly suited to growing families or those needing adaptable spaces.

Upon entering, you are welcomed by a spacious open hallway providing access to the various areas of the home, along with ample built-in storage to keep living spaces clutter-free. The main family living room is bright and airy, offering generous space for a large seating arrangement and further benefiting from useful under-stairs storage.

The real heart of the home is the impressive open-plan kitchen and dining area, featuring skylights and doors opening directly onto the well-maintained rear garden with views onto open fields. The kitchen is well equipped with integrated appliances, plentiful eye- and base-level units, and a modern hot water tap, while the dining area comfortably accommodates both formal dining and a breakfast bar setup. Leading from the dining area is a downstairs shower room, cleverly incorporating space for a washing machine and dryer, doubling as a utility area. An additional ground-floor room offers excellent flexibility and can be used as a home office, study, playroom, or guest bedroom, ideal for older children or family members requiring easy access to shower facilities.

Upstairs, there are three well-proportioned bedrooms, with the master bedroom benefiting from wall length fitted wardrobes, along with a modern family bathroom. Externally, the property boasts a driveway providing parking for two cars, as well as a garage located in a nearby block. The rear garden is thoughtfully maintained, featuring a patio area, lawn, and useful side access, perfect for bikes, garden furniture, or general convenience. This is a home that has been lovingly cared for, extended, and improved by the current owners. Early viewing is highly





recommended to fully appreciate the space, versatility, and fantastic location this family home has to offer.

#### Area Description

Located in the highly regarded village of Iver, Leas Drive sits in a peaceful residential neighbourhood within South Buckinghamshire, blending suburban convenience with a relaxed village atmosphere. Iver itself is a well connected and sought-after area in the South East, offering the perfect balance of local community living and easy access to nearby towns and London. Leas Drive enjoys a quiet residential street appeal, characterised by a mix of well-maintained family homes and attractive gardens. The local area benefits from a strong sense of community and is served by a range of essential amenities including local shops, pubs and services just a short distance away. Transport links are excellent, the nearby Iver railway station provides direct services into Central London and connections across the south, ideal for commuters, while quick road access to the M25 and Heathrow Airport makes longer journeys straightforward. Families will appreciate the proximity to well-regarded schools, including The Iver Village Junior School and Iver Village Infant Academy, both within walking distance, and further secondary education options a short drive away. The area combines the tranquillity of suburban living with the convenience of excellent transport, good schools, local amenities and nearby green spaces making it a desirable location for a wide range of buyers.



#### 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.



23 High Street  
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033  
iver@hklhome.co.uk

# 139 Leas Drive

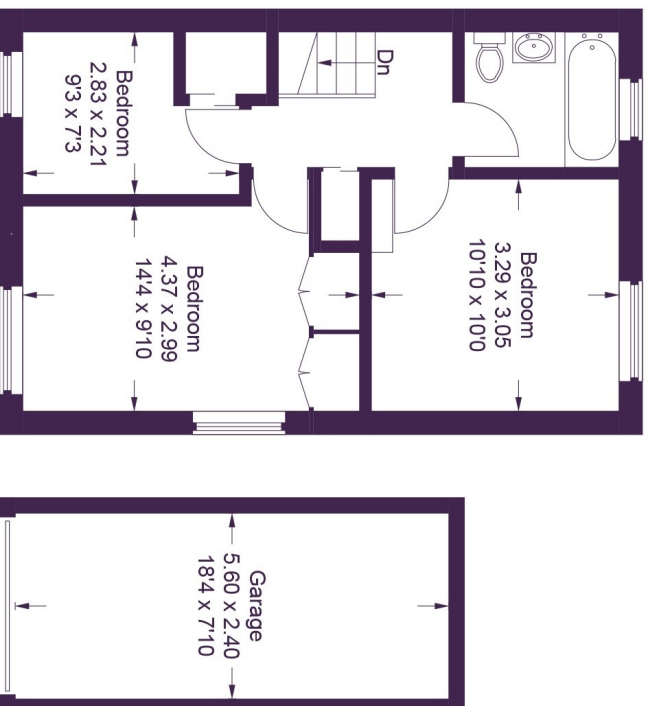
Approximate Gross Internal Area

Ground Floor = 71.2 sq m / 766 sq ft

First Floor = 37.7 sq m / 406 sq ft

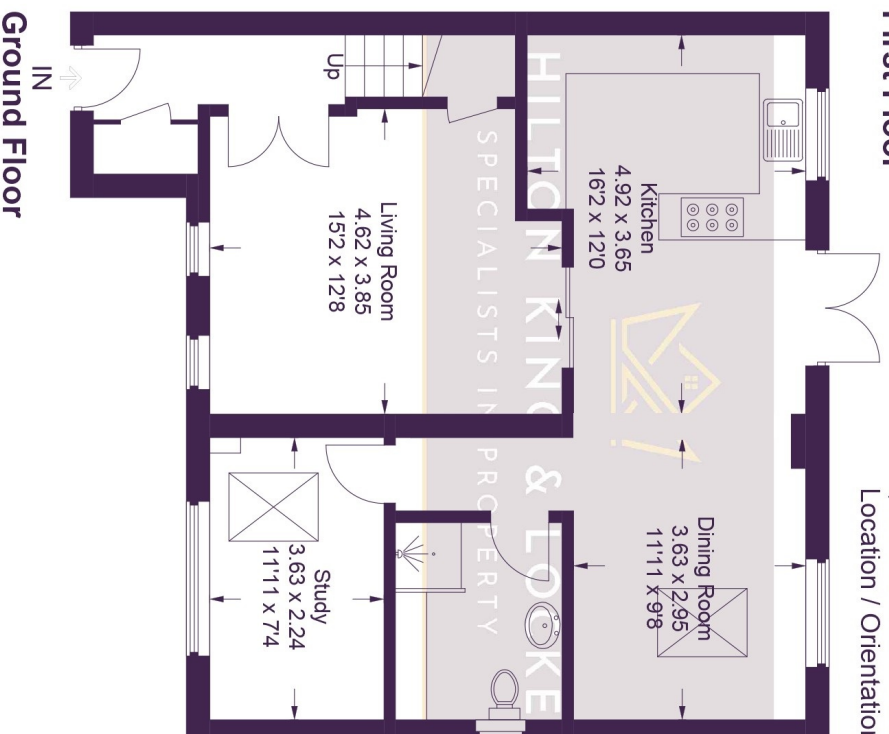
Garage = 13.4 sq m / 144 sq ft

Total = 122.3 sq m / 1,310 sq ft



## First Floor

(Not Shown In Actual Location / Orientation)



## Ground 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.