



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



73 Swallow Street, IVER, Buckinghamshire. SL0 0ET.

£2,995 pcm

Hilton King & Locke are pleased to bring to the market this high end impeccable family property.

The property stands out with its impressive contemporary exterior , a show case detached to proudly call home . The drive way offers ample off off road parking and stylish porch sets the scene for for the interior . Side access for bicycles or muddy feet after school time !

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 three elegantly designed reception rooms that provide a versatile space for relaxation and entertainment.

Impressive unique features of this property are the flexible converted loft space that can easily transform into a home office space as well as the summer house at the back that is currently being used as a gym. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The well-appointed kitchen features integrated appliances and connects to outside via the bi folding doors leading out to the garden.

This property also has the added benefit of a study, utility area. A downstairs WC room adds to the convenience of daily living.

First floor features four spacious bedrooms, with the master bedroom boasting an en-suite bathroom featuring a shower. Fitted wardrobes in the master bedroom provide ample storage space.

The modern family bathroom with bath and shower completes the upstairs.

The outdoor area is an ideal outdoor sanctuary of calm ,



landscaped surrounds complete with a wooden outbuilding suitable for various purposes - games room, gym or home office.

In conclusion, this detached house offers an extraordinary opportunity to embrace spacious living, versatile spaces and plenty of outdoor space.

Its combination of functional design and exquisite features make it a property that stands out in every aspect.

Located in a popular road in Iver Heath, which offers a selection of local shops and amenities. The mainline railway station at Iver runs into London Paddington in just under 30 minutes and Black Park and Langley Park offer beautiful woodland walks, ideal for young families.

There are a range of schools, recreational facilities and local shopping amenities within easy reach of this property. The larger centres of Uxbridge and Gerrard's 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 Challoners High School for Girls and Dr Challoners Grammar School for Boys. The beautiful surrounding countryside including Black Park and Langley Park has an excellent network of footpaths and bridleways.



Important Notice

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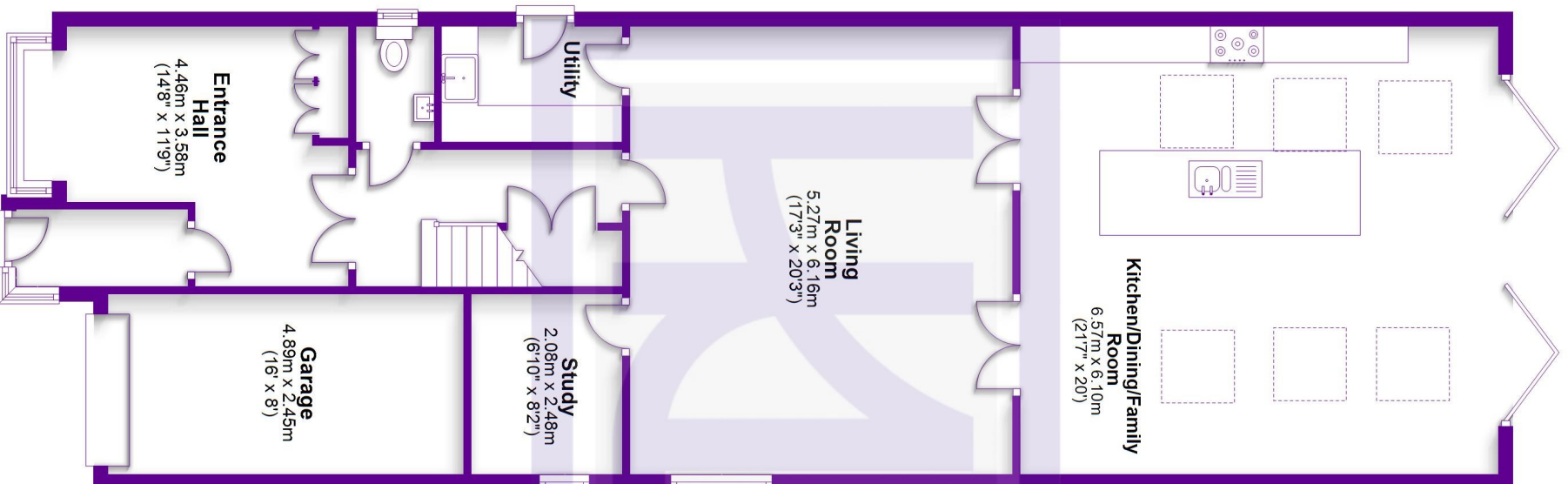


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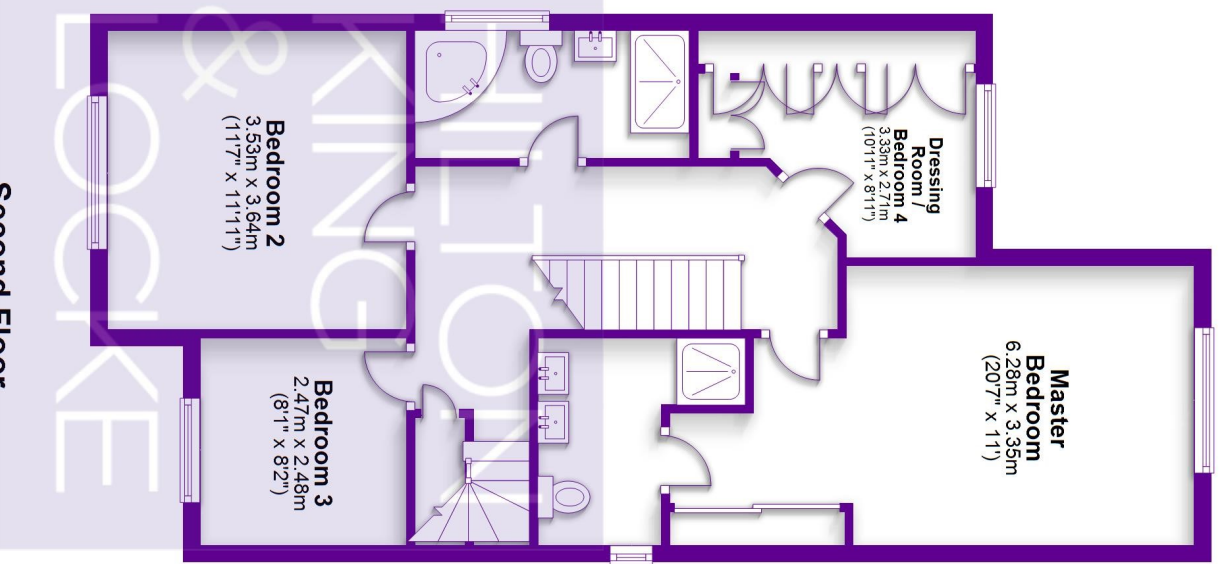
Ground Floor

Approx. 120.5 sq. metres (1297.0 sq. feet)



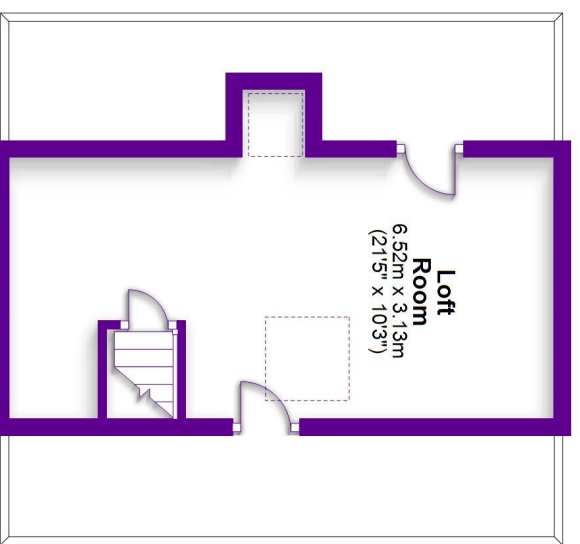
First Floor

Approx. 69.9 sq. metres (752.3 sq. feet)



Second Floor

Approx. 21.0 sq. metres (226.4 sq. feet)



Total area: approx. 211.4 sq. metres (2275.7 sq. feet)

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