



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



126 High Street, Iver, Buckinghamshire. SL0 9PT.

£799,950 Freehold

Hilton King & Locke are pleased to bring to the market this truly exceptional four-bedroom semi-detached house that offers substantial living space and is in the heart of the village. This property is also walking distance to Iver's Crossrail station.

Accommodation amounts to more than 1,668 sqft and features include four excellent sized bedrooms two reception rooms, four bathrooms and a study, this property is completed by a fitted kitchen/breakfast room with lots of character that gives you access into the garden. This property must be viewed internally to appreciate its size and condition. It has fantastic potential to be transformed into the dream home with plenty of original features.

Upon entering the property into a spacious hallway leading to the dining room through to the downstairs bedroom with a en suite shower room. Another great feature of this property is the living room which has the added benefit of an open fire giving that extra cosy feel. The kitchen/breakfast room is situated to the rear of the property and offers plenty of eye and base level units and space for free standing appliances with views and access into the private wrap around garden.

Moving to the first floor where you are greeted with a large landing space and a great size study perfect for working from home or would even make a great 5th bedroom. Three further excellent size bedrooms two having the benefit of en suite bathrooms, this floor is completed with a three-piece family bathroom.

To the front of the property there is the perfect front garden which is laid to lawn and feels very private and to the side of the property is off street parking for three vehicles and side access to the rear garden, which is paved patio easy to keep maintained.

LOCATION



This property is very near by a lovely recreation ground and is walking distance to the Co-op, Costa, The Swan Public House, and all of the High Street's amenities. It is located near the Iver Medical Centre and is also a short walk to both of the village's Infant and Junior Schools.

Iver is popular for its tranquillity and accessibility, with quick road access to the M25, M4, M40 and A40 Great West Road. Iver Rail Station is just over a mile away and is a stop on the Crossrail Elizabeth Line. This will make a journey to Paddington in only 30-35 minutes. Iver lies within an hour by road from all London airports; Heathrow which is approximately 7 miles away (15-20 minutes). Uxbridge underground station is a 7-minute drive away- situated on the Metropolitan and Picadilly line.

The area has an array of popular country pubs and restaurants, an active community atmosphere and some beautiful countryside, with Black Park (a popular location for movie sets filmed from Pinewood Studios in nearby Iver Heath), and Langley Park only 5 minutes away by car. Richings Park and Thorney Park Golf Courses are close by.

Iver lies 3 miles from Uxbridge and 2 miles from Langley with Slough and Windsor only 6 miles away. These larger towns provide a further choice of shopping amenities, cinemas, retail parks, restaurants, and supermarkets.



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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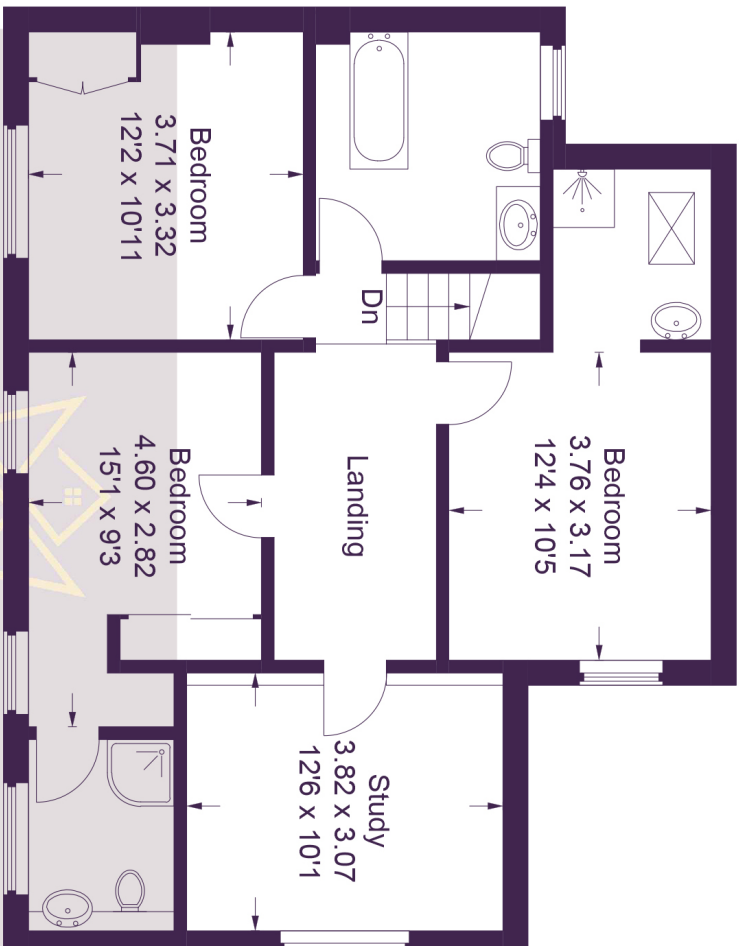
126 High street

Approximate Gross Internal Area

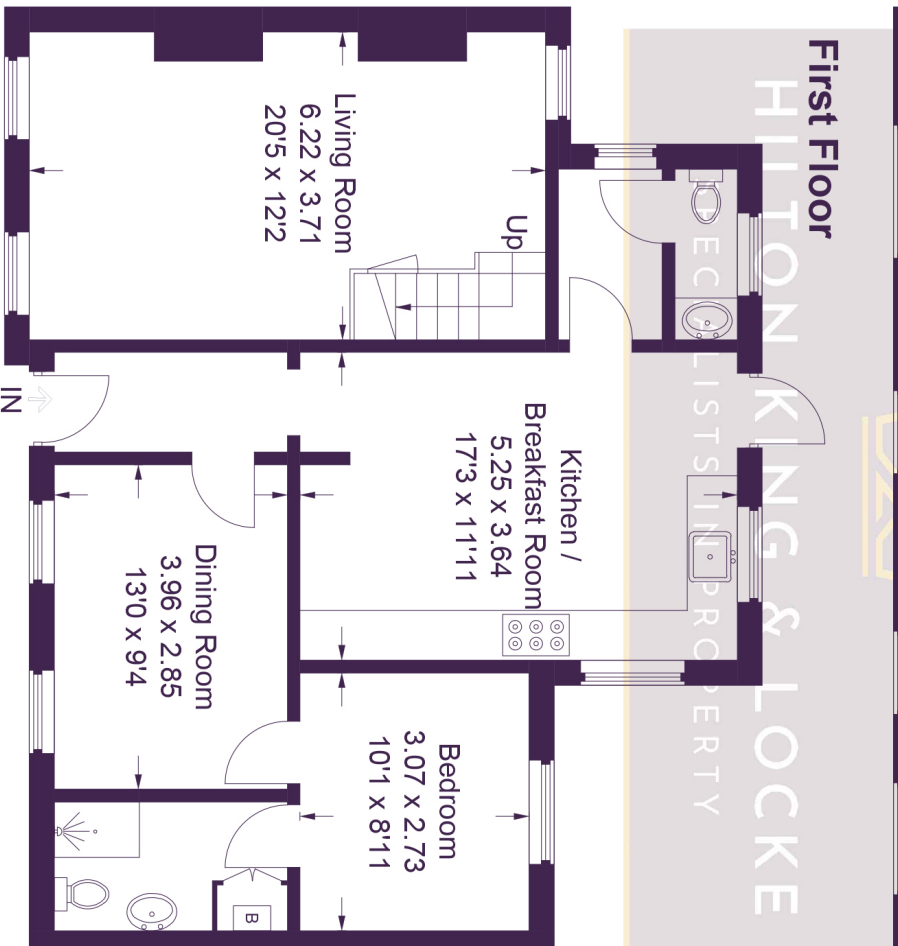
Ground Floor = 78.0 sq m / 839 sq ft

First Floor = 77.0 sq m / 829 sq ft

Total = 155 sq m / 1,668 sq ft



First Floor



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.

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