



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Leas End Leacroft Road, Iver, Buckinghamshire. SL0 9QW.

Offers in Region of £565,000 Freehold

**\*IMMACULATE THREE BEDROOM SEMI WITH POTENTIAL FOR SIDE EXTENSION\***

**\*DETACHED GARAGE AND OWN DRIVEWAY\***

**\*LARGE LIVING ROOM, GARDEN ROOM AND MODERN FITTED KITCHEN\***

**\*THREE GOOD SIZED BEDROOMS AND CONTEMPORARY STYLED BATHROOM\***

**\*BEAUTIFULLY KEPT GARDENS\***

An immaculate three bedroom semi situated in Leacroft Road, Iver, which is only a short stroll to the Post Office, shops, amenities and bus routes. This stunning property has a detached side garage and therefore offers space at the side to extend (subject to the usual consents).

Internally and on the ground floor is a 25'5 x 12'4 living/dining room which offers both a twin front aspect plus doors leading to the garden room/conservatory, which in turn measures 13'9 x 7'6, and is glazed to two sides plus offers two skylight windows. This space is a great area to relax in and take in views of the immaculate garden. Completing the ground floor is a modern fitted kitchen.

Upstairs is the 12'2 x 8'7 master bedroom, 10'11 x 9'8 bedroom two and 9'2 x 7' bedroom three, plus a contemporary styled family bathroom with a panel bath, shower over and screen. Also, all three of the bedrooms offer built in wardrobes.

To the front of the property is a well kept garden which is laid to lawn plus there is a side driveway which is block paved and offers parking for Four cars in front of the garage. The garage is detached and measures 16'11 x 8'2.





To the rear is a beautifully kept garden has patios at both ends, and is mainly laid to lawn. The garden is east facing and also houses a timber shed.

## THE AREA

Iver is a semi rural village situated between Uxbridge and Slough.

The larger centres of Uxbridge and Gerrards 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 area is well served for sporting facilities with The Buckinghamshire, and Gerrards Cross/Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.

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.

This property is situated just over a mile from Iver Train Station which is shortly due to link up to crossrail, where journey times will be greatly reduced into London, with Iver to Paddington in 22 minutes and Iver to Liverpool Street in 33 minutes.



### 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).

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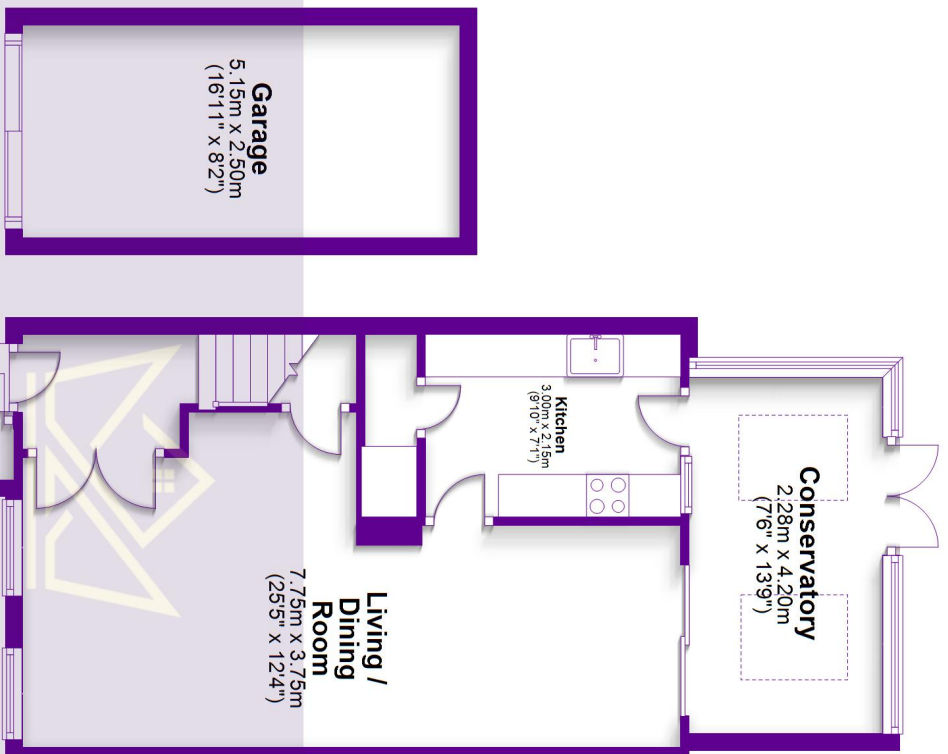


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## Ground Floor

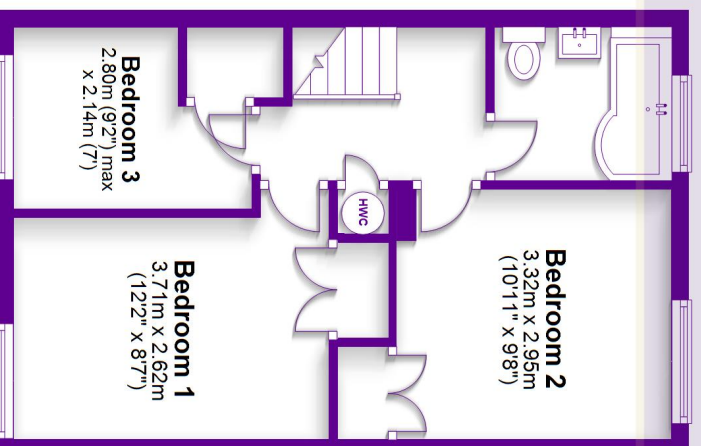
Approx. 60.3 sq. metres (649.1 sq. feet)



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## SPECIALIST First Floor PROPERTY

Approx. 38.0 sq. metres (408.7 sq. feet)



**Total area: approx. 98.3 sq. metres (1057.8 sq. feet)**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only.  
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