



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



86 High Street, Iver, Buckinghamshire. SL0 9PJ.

OIEO £400,000 Freehold

TWO EXCELLENT SIZED BEDROOMS
ATTRACTIVE GARDEN ***VILLAGE**
LOCATION*

Hilton King & Locke are pleased to bring to the market a beautifully presented two-bedroom semi-detached house situated in Iver High Street, close to all Iver's many amenities.

This property has a cosy and modern feel. The property Includes a family living room with the added benefit of an open fireplace and a great size light and airy Kitchen/breakfast room with extra storage. The ground floor is completed with a four-piece family bathroom. The property has gas central heating and benefits from an impressive back garden which is patio so easy maintenance

To the first floor there are two double bedrooms, with the front bedroom having the added feature of an open fireplace that gives the extra cosy feel.

These properties are extremely sought after by young couples and downsizers alike due to the character, cosy rooms, and impressive sized gardens. Ideal for a purchaser, while offering ample potential.



THE AREA

The property is a short walk 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 which makes journey times to Farringdon or Liverpool Street last only 30-35 minutes.

Iver lies within an hour by road from all London airports; in particular Heathrow which is approximately 7 miles away (15-20 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).

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

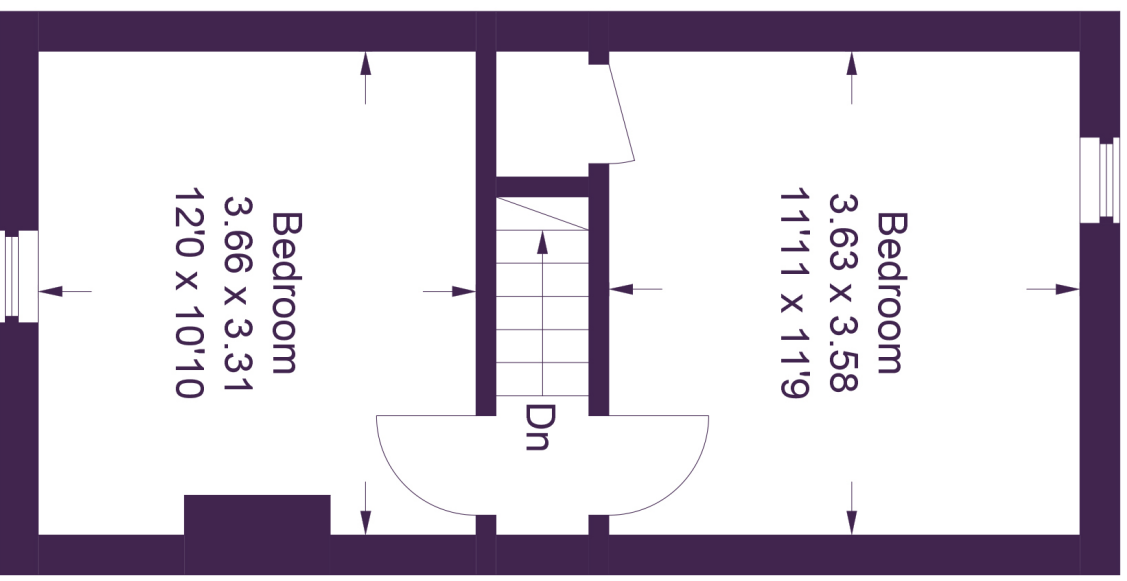
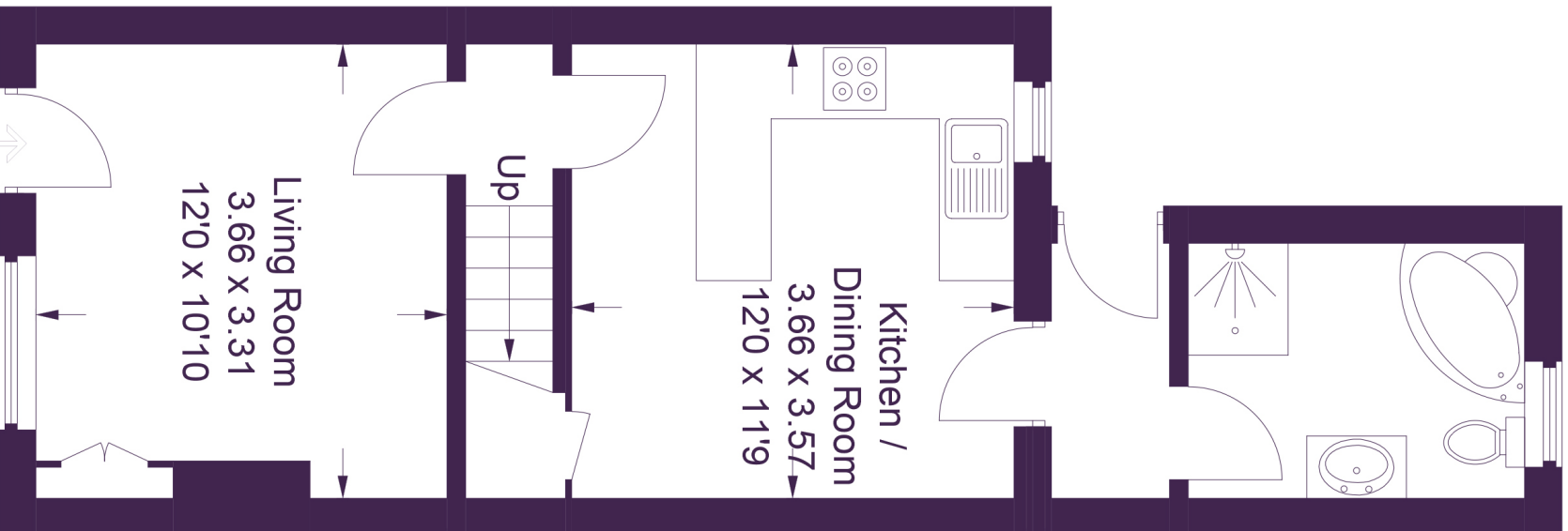
86 High Street

Approximate Gross Internal Area

Ground Floor = 37.1 sq m / 399 sq ft

First Floor = 28.6 sq m / 308 sq ft

Total = 65.7 sq m / 707 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.

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