



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



35 St Davids Close, Iver, Buckinghamshire. SL0 0RS.

OIEO £310,000 Leasehold

**\*SUPERB TWO BEDROOM MAISONETTE \***

**\*FANTASTIC SIZE \***

**\*PRIVATE AND GOOD-SIZED REAR AND FRONT GARDEN\***

**\* NO CHAIN\***

**\* GARAGE\***

Hilton King & Locke are pleased to bring to the market this fantastic ground floor maisonette located in one of Iver Heath's popular locations with easy access to local shops, bus routes A40, M25 & M4 as well as local bus links to Uxbridge shopping centre. The council tax band is C. This property comes to the market with **\*NO CHAIN\*** and a garage in a block.

Ideally situated on a quiet road in Iver Heath, this extremely well-presented, two-bedroom ground floor maisonette with a private garden, must be viewed to be appreciated. The property offers a bright & airy reception lounge with large, double-glazed windows and large storage cupboard.

The contemporary fully fitted kitchen benefits from a built-in microwave, integrated slim line dishwasher, pyrolytic oven, and induction hob. There is also under the counter space for a condenser tumble dryer and space for a fridge freezer as well as a kitchen table and chairs.

Located in the hallway this property has a large storage cupboard with plenty of space for a washing machine. The fully tiled modern bathroom suite is in good condition and offers plenty of storage. The two light and airy double bedrooms have plenty of floor space for freestanding furniture.

The large fenced private turfed garden at the front of the property includes a paved area. This space is perfect for



entertaining. The courtyard garden at the rear of the property has the added benefit of an outside tap and electric sockets. The second part on the garden has been recently turfed and includes a garden shed.

St Davids Close is one of Iver Heath's popular locations. Perfectly situated close to beautiful woodland walks at Black Park and Langley Park as well as Iver Heaths recreational Ground which are ideal for families and dog walkers. 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)

Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities, and local shopping amenities. The property is perfectly situated close to Aysgarth medical centre, Jeeves pharmacy, a local Co-op that's a 2-minute walk. This property is also walking distance to Iver Heaths infants & Junior school.




#### 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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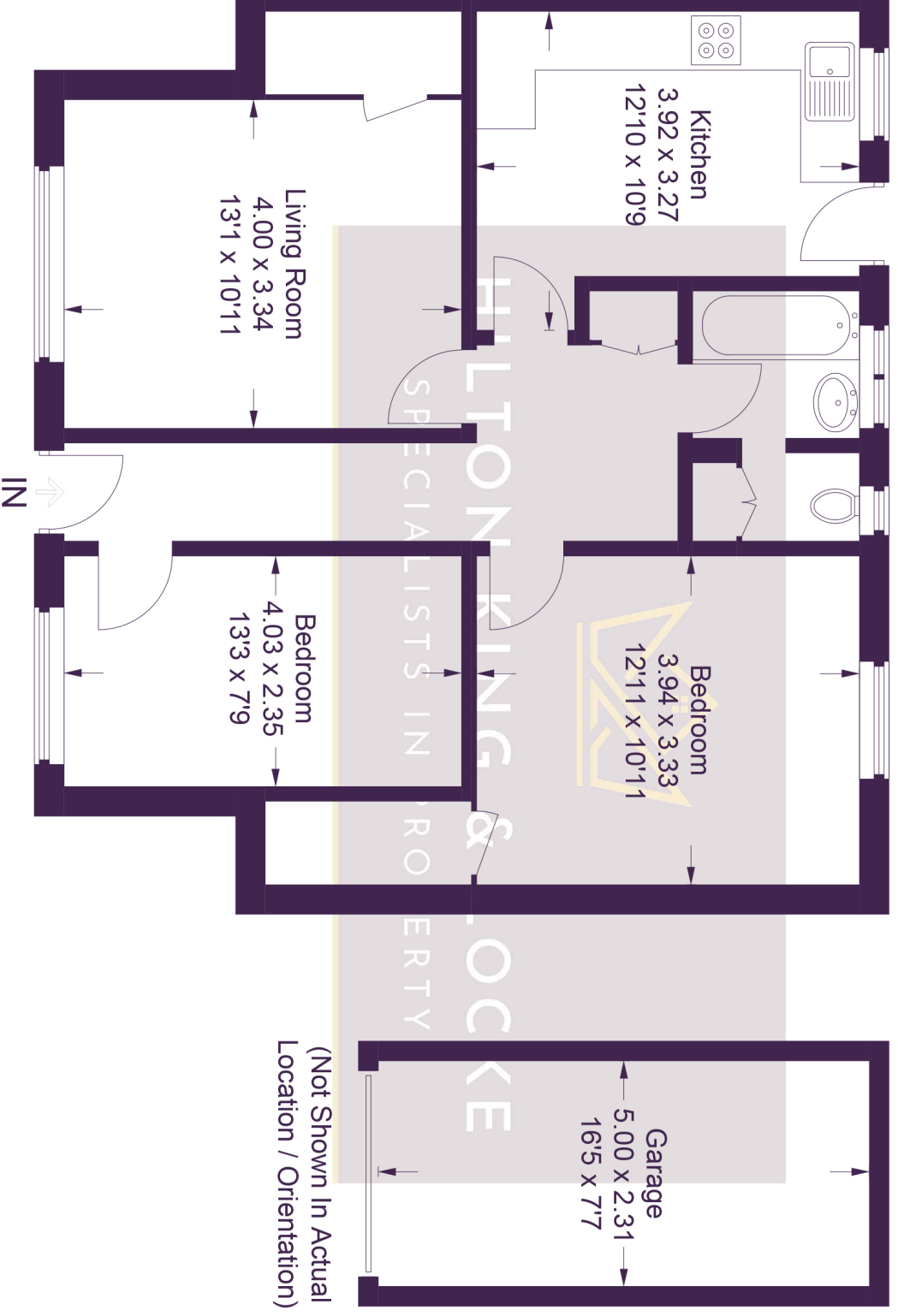


# 35 St Davids Close

Approximate Gross Internal Area = 68.4 sq m / 736 sq ft

Garage = 11.5 sq m / 123 sq ft

Total = 79.9 sq m / 859 sq ft



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.