



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



4 The Close, Iver, Buckinghamshire. SL0 0HE.

£550,000 Freehold

**\*THREE BEDROOM SEMI\***

**\* GARAGE\***

**\*GOOD SIZED REAR GARDEN\***

**\*A PERFECT PROJECT IF YOU ARE LOOKING FOR A PROPERTY TO IMPROVE AND PUT YOUR OWN STAMP ON\***

Hilton King & Locke are pleased to bring to the market this three-bedroom semi-detached house, which is perfect if you are looking for a property that you can extend (STPP) and put your own stamp on. This property should be viewed to avoid disappointment as it also comes to the market with NO CHAIN and the potential for off street parking to the front.

Situated in popular cul-de-sac, it is close to Iver Heath Infant and Junior Schools plus offers quick and easy access to the motorway network of the M4, M40 and M25.

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 a well designed reception room that provide a versatile space for relaxation and entertainment. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The well-appointed kitchen boasts plenty of eye and base level units and has the added benefit of an integrated oven. This room connects seamlessly to the garden catering to modern convenience and functionality providing access to outside. A downstairs storage cupboard adds to convenience of daily living.

Ascending to the upper level, three spacious bedrooms awaits with all of them having ample floor space for free standing furniture. The family bathroom is a good size and has the added



benefit of a separate WC.

The garden is the perfect size for entertaining or for spending time with family. The front garden is lawned and you have the added benefit of side access and a drive way to access the garage.

**Location:** Situated in a quite cul-de-sac The Close , this property benefits from a peaceful and family-friendly environment. Enjoy the best of both worlds with a serene neighbourhood setting, while still being conveniently close to essential amenities, schools, and leisure facilities.

**Surrounding Area:** Residents of Iver Heath relish in the abundance of nearby green spaces, parks, and nature trails, providing ample opportunities for outdoor activities and leisure. Additionally, the location offers easy access to popular shopping centres, restaurants, and entertainment options as well as motorway links and Iver's Cross Rail Station providing quick links into London.



**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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# 4 The Close

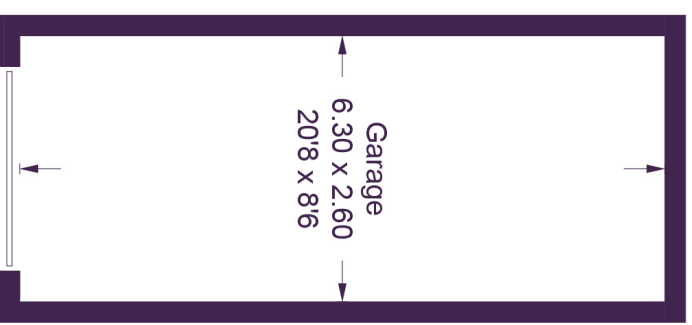
Approximate Gross Internal Area

Ground Floor = 40.9 sq m / 440 sq ft

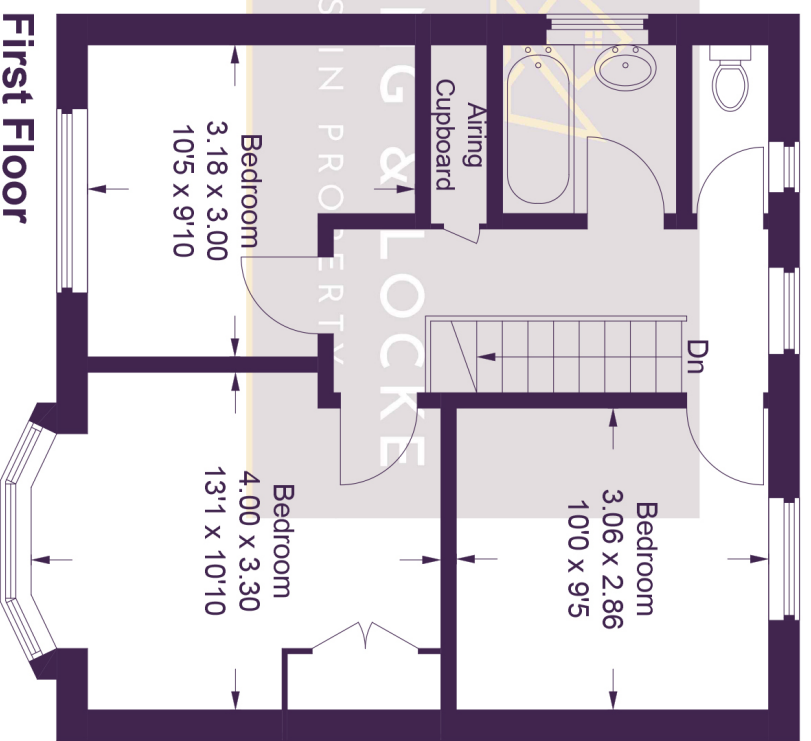
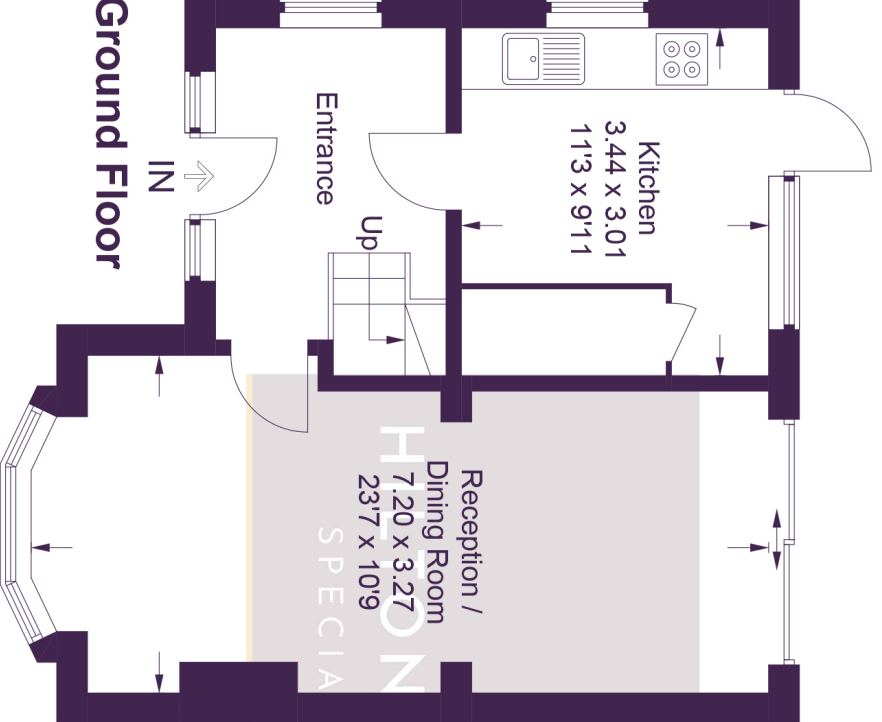
First Floor = 44.2 sq m / 476 sq ft

Garage = 16.4 sq m / 176 sq ft

Total = 101.5 sq m / 1092 sq ft



(Not Shown In Actual Location / Orientation)



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.