97d High Street, Iver, Buckinghamshire. SL0 9PN.

£725,000 Freehold

STUNNING CHARACTER LINK DETACHED FAMILY HOME

FOUR BEDROOMS AND TWO BATHROOMS

* HIGH STREET LOCATION*

Hilton King & Locke are pleased to bring to the market this stunning four bedroom link detached character home. This property is well presented throughout and offers excellent all-round accommodation, while being at the heart of the village and therefore has everything on your doorstep from the local Infant and Junior Schools to a dentist, Iver Medical Centre, plus Costa, Co-op, and many other amenities.

This pretty house is a perfect family home, with its standout feature being the rear garden, The living room measures 15'11 x 11'9 and give you access to the garden. The study is a bonus especially if you need space to work from home. The kitchen has plenty of eye and base level units with integrated cooker hod and oven with a side door that give you access to the garden. This property has the added benefit of a separate dining room perfect if you would like a space for more formal dining. Completing the ground floor is a downstairs W/C.

On the first floor is a 13'10x11'9 master bedroom with ensuite. This room overlooks the private and peaceful garden. This property benefits from three further good-sized bedrooms. Completing this floor is the modern three-piece family bathroom.

Outside there is plenty of parking to the front as well as a garage.

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. This will make a journey to Farringdon or Liverpool Street last only 30-35 minutes and is planned to be a train every 2-4 minutes. Iver lies within an hour by road from all London airports; Heathrow which is approximately 7 miles away (15-20 minutes).

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.

HILTON KING & LOCKE
SPECIALISTS IN PROPERTY

23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
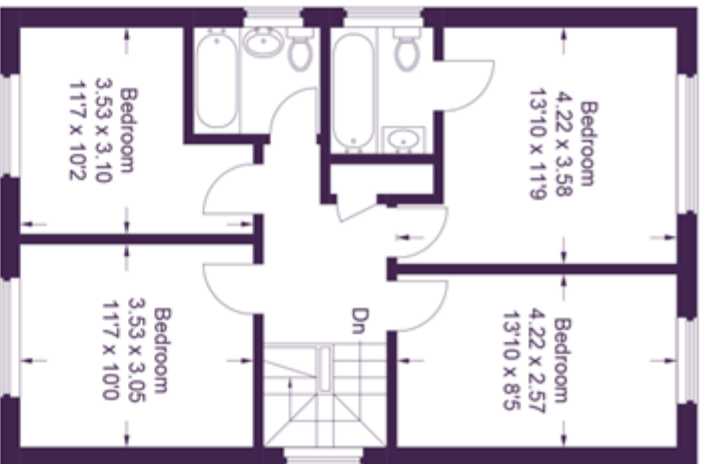iver@hklhome.co.uk

97d High Street

Approximate Gross Internal Area
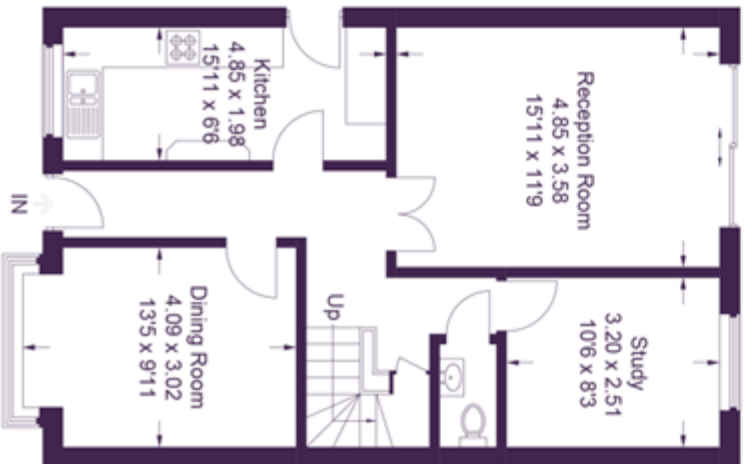Ground Floor = 63.9 sq m / 688 sq ft
First Floor = 62.1 sq m / 668 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 140.0 sq m / 1,507 sq ft

(Not Shown In Actual
Location / Orientation)

Ground Floor

Kitchen
4.85 x 1.98
15'11 x 6'6

Reception Room
4.85 x 3.58
15'11 x 11'9

IN

Dining Room
4.09 x 3.02
13'5 x 9'11

Up

Study
3.20 x 2.51
10'6 x 8'3

Garage
5.46 x 2.49
17'11 x 8'2

First Floor

Bedroom
3.53 x 3.10
11'7 x 10'2

Bedroom
4.22 x 3.58
13'10 x 11'9

Bedroom
3.53 x 3.05
11'7 x 10'0

Dn

Bedroom
4.22 x 2.57
13'10 x 8'5

N