



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



22 Leas Drive, Iver, Buckinghamshire. SL0 9RD.

OIEO £535,000 Freehold

**\*GARAGE & PARKING\* \*FOUR BEDROOMS\* \*IMMACULATE CONDITION\***

Hilton King & Locke are pleased to bring to the market this immaculate Four Bedroom end of terrace property. A viewing on this property is highly advised to appreciate its size and standard!

Upon entering, you are greeted by an entrance porch and hallway, ideal for storing bags and coats.

The beautifully presented kitchen features modern white gloss units, giving it a fresh, airy feel, and features integrated appliances. The attractive open plan living/dining room overlooks the garden and includes sliding doors for garden access. This family home has a modern feel and is perfect for relaxing after a long day. Leading on from the living room, there is a large downstairs bedroom with a dressing area and an en-suite shower room, which would be ideal for guests.

Leading to the upstairs you have three good sized bedrooms. The sleek three-piece family bathroom consists of spot lighting, frosted window overlooking the side aspect, fully tiled, hand wash basin with vanity unit below, bath with shower attachment and low-level WC.

The outdoor area is a paradise and has been well maintained by the current vendor adding to the property's allure. This property also benefits from side access.

To the front of the house, you have a large gravel driveway with ample parking. There is also a handy garage in a separate block.

In conclusion, this family home offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that





stands out in every aspect.

## THE AREA

The property is a short walk to the Co-op, Costa, The Swan Public House, and all the High Street's amenities. It is located near the Iver Medical Centre and is also a short walk to both 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 Cross Rail Elizabeth Line which will shortly open in 2022/23. 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.




### 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

# 22, Leas Drive

Approximate Gross Internal Area

Ground Floor = 60.6 sq m / 652 sq ft

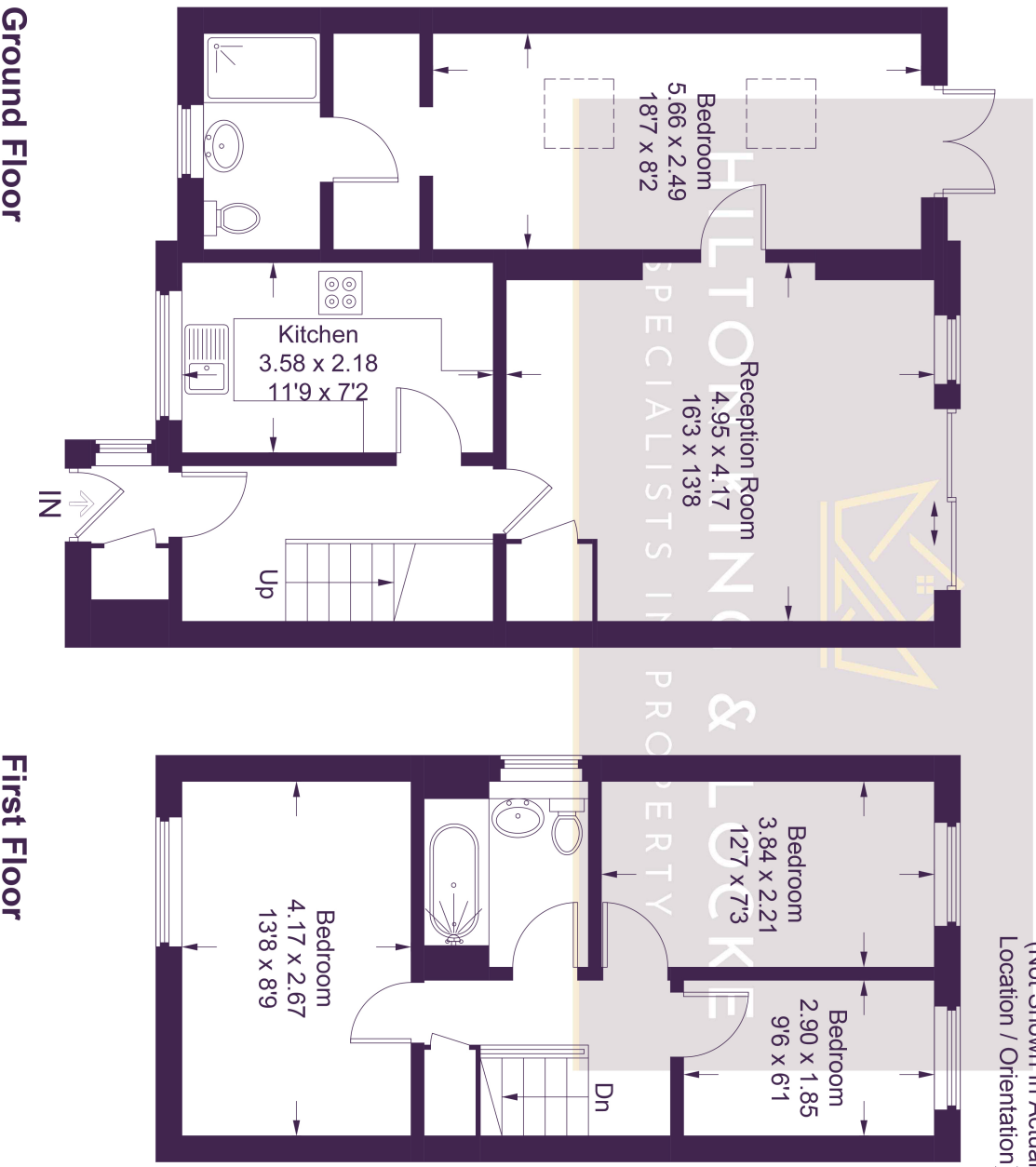
First Floor = 35.7 sq m / 384 sq ft

Garage = 12.1 sq m / 130 sq ft

Total = 108.4 sq m / 1,166 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.

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