



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Rowan Gardens, Iver, Buckinghamshire. SL0 0SF.

£150,000 Freehold

Hilton King & Locke are pleased to offer for sale a 25% share of this well-presented three bedroom end of terrace family home, that is situated in the heart of Iver Heath.

The property would be a great home to a first-time buyer, is within walking distance to the local nurseries, plus also Iver Heath Infant and Junior Schools. The local motorways (M40/M25/M4) and the local Crossrail Stations are just a short drive away. You also have the added benefits of being on the doorstep of Langley Park and Black Park.

Upon entering the property, that is set back from the road and is situated in a quiet cul-de-sac, you are greeted by ample parking spaces for multiple cars, which provides convenience for both residents and guests as well as a large workshop/garage that has power, which allows even more parking, or it can be used as a convenient storage unit.

This property also benefits from side access to the well-maintained rear garden.

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 the elegantly designed reception room that provides 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 modern kitchen boasts integrated appliances with views over the front. This room is in perfect condition and has the added benefit of a breakfast bar, as well as sky lights that keep this room filled with light.



This property also has the added benefit of a utility room, catering to modern convenience and functionality providing plenty of wall length storage. A downstairs W/C adds to the convenience of daily living.

Ascending to the upper level, three spacious bedrooms await, with the master bedroom boasting fitted wardrobes provide ample storage space. A further two bedrooms follow with bedroom two also benefiting from fitted wardrobes.

The outdoor area is a great space for entertaining, has an outbuilding with power adding to the property's allure that add to the property's potential for diverse uses.

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.



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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7 Rowan Gardens

Approximate Gross Internal Area

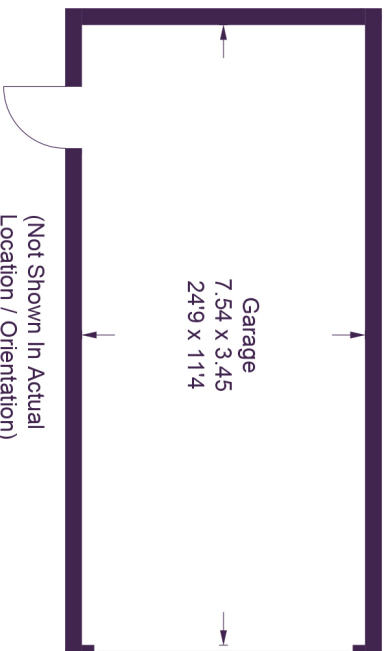
Ground Floor = 63.1 sq m / 679 sq ft

First Floor = 37.2 sq m / 400 sq ft

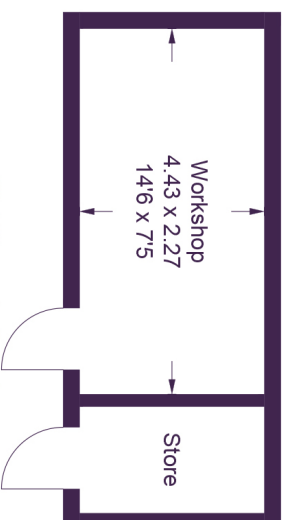
Garage = 26.0 sq m / 280 sq ft

Workshop / Store = 12.9 sq m / 139 sq ft

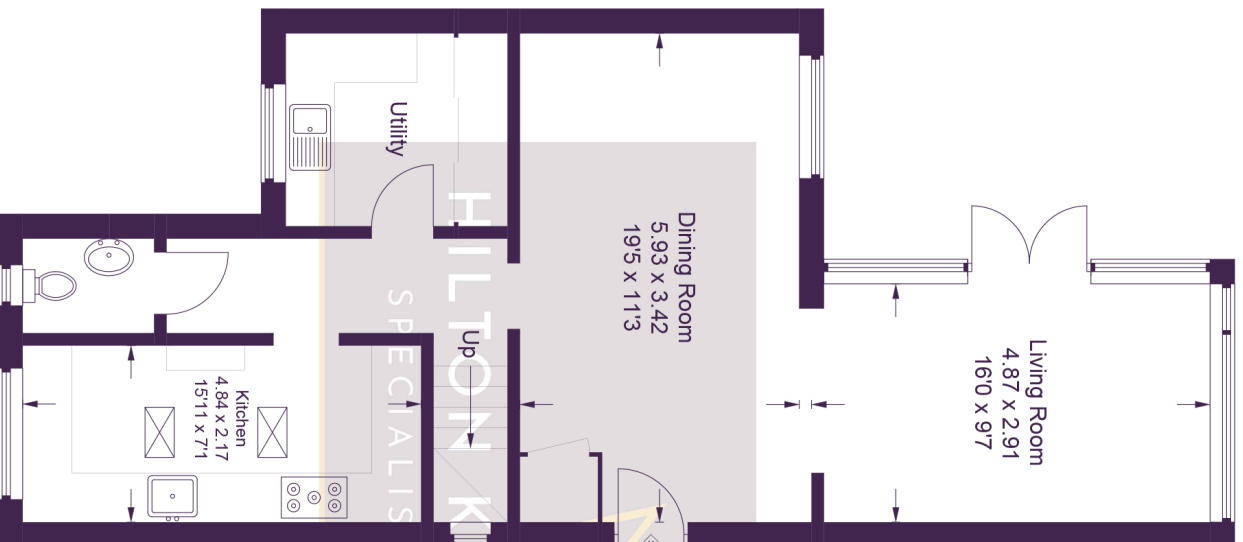
Total = 139.2 sq m / 1,498 sq ft



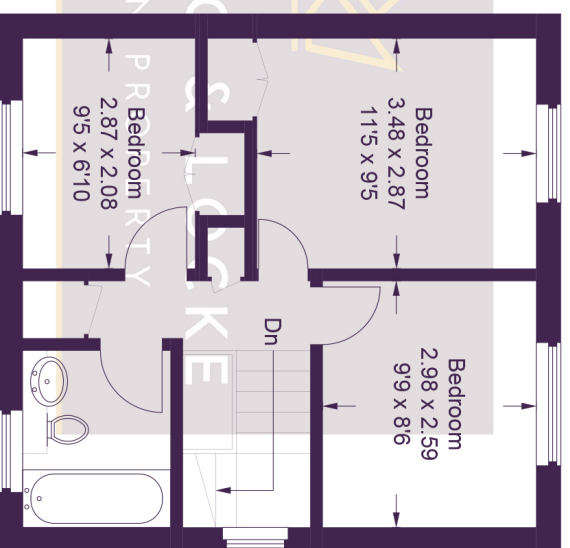
(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



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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