



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



21 Glaisyer Way, Iver, Buckinghamshire. SL0 0RX.

£625,000 Freehold

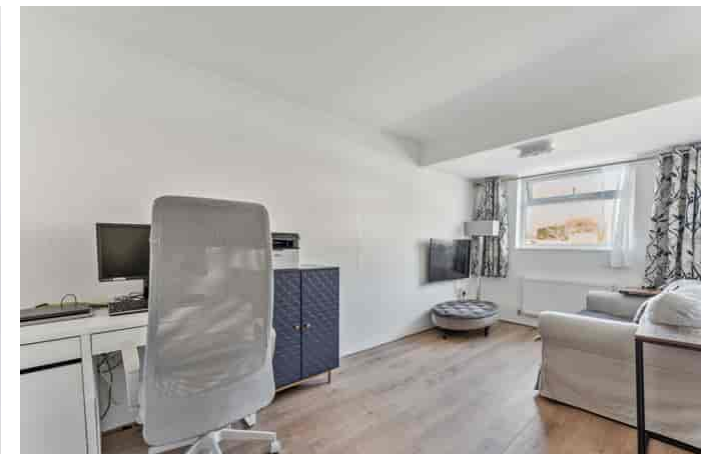
Hilton King & Locke are pleased to present this substantial and newly renovated 3/4-bedroom semi-detached family home, ideally situated on a quiet road in Iver Heath. This beautifully extended and refurbished home has been finished to the highest standard and offers a perfect balance of modern living with plenty of space for the whole family.

As you enter, you're greeted by a welcoming porch area, ideal for coats, shoes, and bags. The vendors have cleverly maximized this space with additional storage, perfect for car seats, pushchairs, and everyday items.

The open hallway leads to a front-facing room, which could serve as a versatile study, playroom, or even a fourth bedroom. Across the hall, you'll find a contemporary shower room with a W/C for added convenience. The utility room is another standout feature of this property, providing ample storage options and housing the newly installed boiler, which comes with a 5-year warranty.

At the heart of this home is the stunning open-plan living space, which truly brings the outdoors in. The spacious living room boasts a skylight and bi-fold doors that open onto the garden, creating a seamless connection with the outside. The kitchen is tastefully designed, with marble worktops, a central family island, and integrated appliances. Thoughtfully designed by the current vendors, it also features USB ports and power supply on the island, adding extra convenience.

Upstairs, you'll find three generously sized bedrooms, bedroom one & bedroom two have the benefit of fitted wardrobes, all three bedrooms are finished to a high



standard. The landing area offers ample storage, helping to keep the living spaces neat and tidy. The loft is fully boarded and insulated, providing abundant additional storage. The family bathroom has also been refurbished to a high standard, offering a luxurious space to unwind.

Outside, the rear garden is a true highlight—it's a perfect space for relaxing or entertaining, with a patio area, a large lawn, and a seating area ideal for alfresco dining. To the front of the property, there is parking for 2-3 cars. This superb family home must be viewed to truly appreciate its size, quality, and the level of care that has gone into its renovation. A viewing is highly recommended.

Area-

Glaisyer Way 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). The Elizabeth Line is nearby with access to central London in 30 minutes.

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,



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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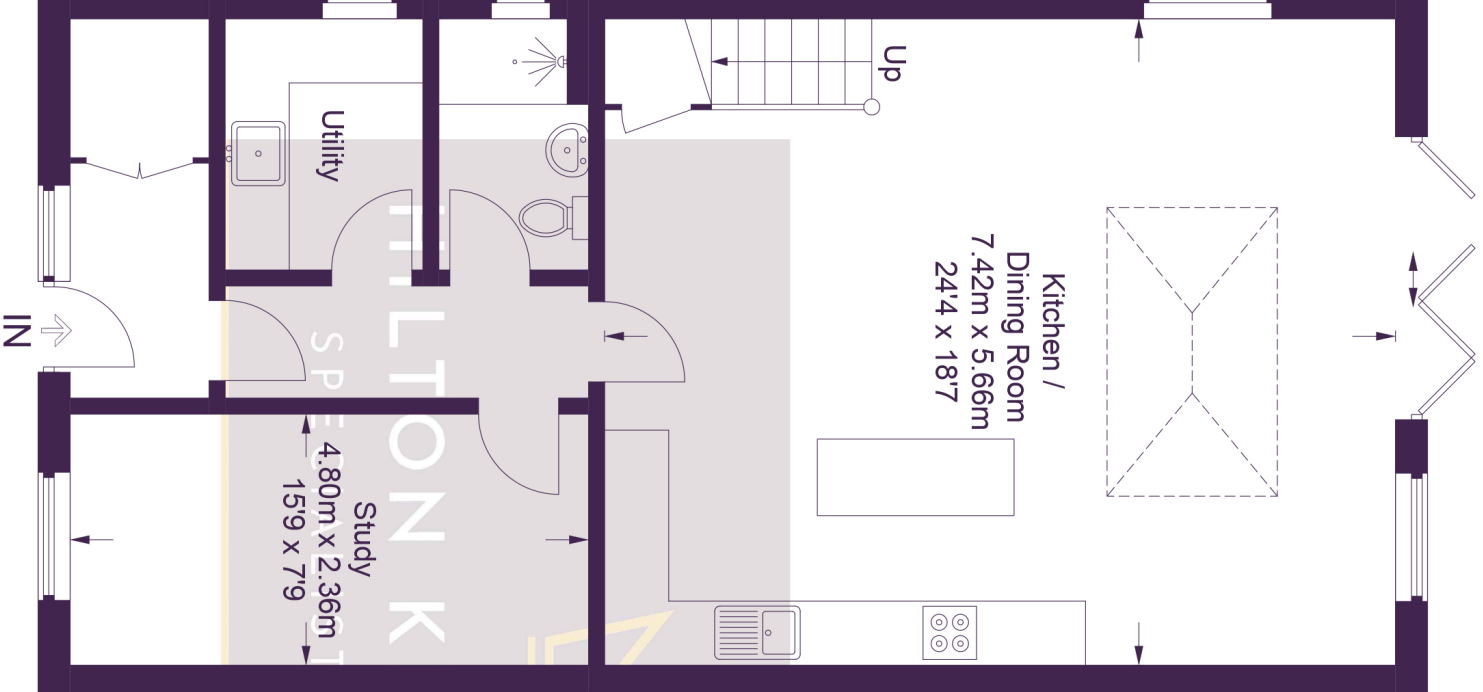
21 Glaisyer way

Approximate Gross Internal Area

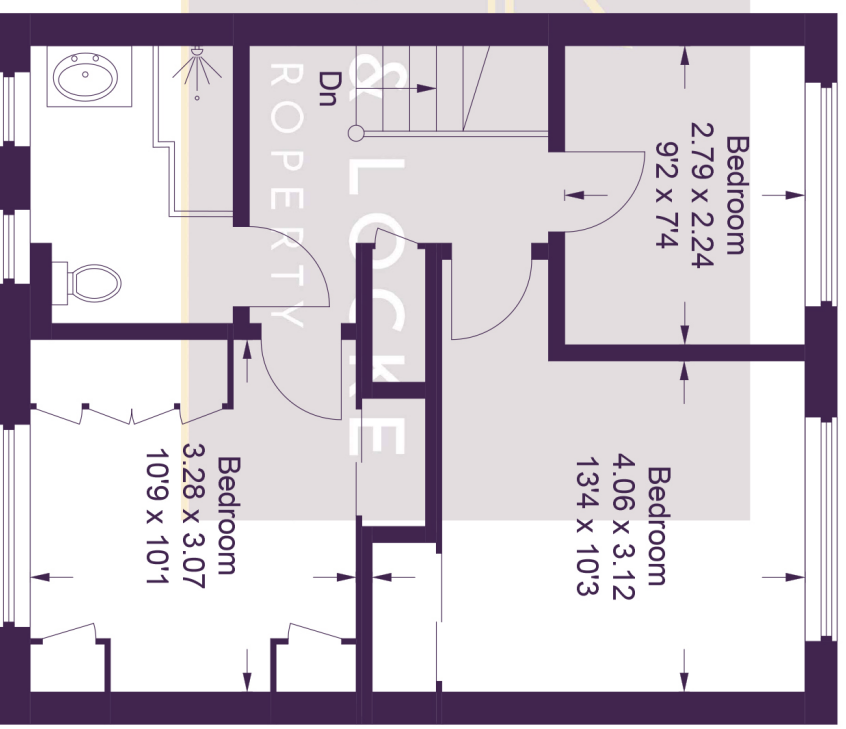
Ground Floor = 75.5 sq m / 813 sq ft

First Floor = 43.9 sq m / 472 sq ft

Total = 119.4 sq m / 1285 sq ft



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.