



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



26 Coopers Row, Iver, Buckinghamshire. SL0 0HW.

£625,000 Freehold

Hilton King & Locke are pleased to bring to the market this 3 Bedroom Extended Semi-Detached Home with Garage in a Cul-de-Sac Location. Situated in a quiet cul-de-sac location, this well-presented and extended three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families or those working from home.

The ground floor comprises a welcoming entrance hall with downstairs WC, a generous living room featuring a log burner, creating a cosy focal point, and a separate dining room ideal for entertaining. The fitted kitchen sits centrally within the home and provides access to the rest of the living accommodation, while the extended study/sitting room to the rear offers flexible space perfect for a home office, playroom or additional reception room. This room offers access into the garden and garage. The garden benefits from side access.

To the first floor are three bedrooms, including two well-proportioned double bedrooms and a third single bedroom, along with a family bathroom and separate WC. Externally, the property benefits from driveway parking to the front and a separate garage located to the rear, which is equipped with power, offering excellent storage or potential workshop space. This property provides a fantastic opportunity for buyers seeking a quiet residential setting with generous living space and flexible accommodation.

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries



The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

AREA-

This property is situated in a quiet residential cul-de-sac, offering a peaceful setting while remaining conveniently close to a range of local amenities. Nearby you will find a selection of shops, supermarkets, cafés and everyday services, making the location practical for day-to-day living. The area is well regarded for its local schools, making it a popular choice for families, with several primary and secondary options within easy reach. For commuters, the property benefits from good transport links, with convenient road access to surrounding towns and major routes. Public transport services are also available nearby, providing connections to neighbouring areas and local town centres. In addition, residents can enjoy nearby green spaces, parks and countryside walks, offering plenty of opportunities for outdoor leisure and recreation. Overall, the location combines the benefits of quiet residential living with easy access to amenities, schools and transport links, making it an attractive setting for families, professionals and downsizers alike.



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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26 Coopers Row

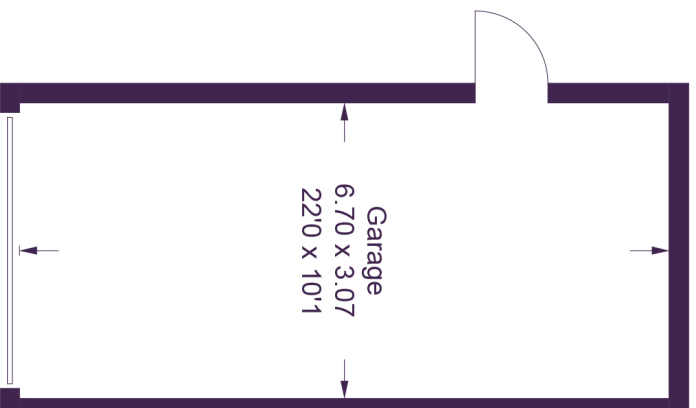
Approximate Gross Internal Area

Ground Floor = 66.3 sq m / 714 sq ft

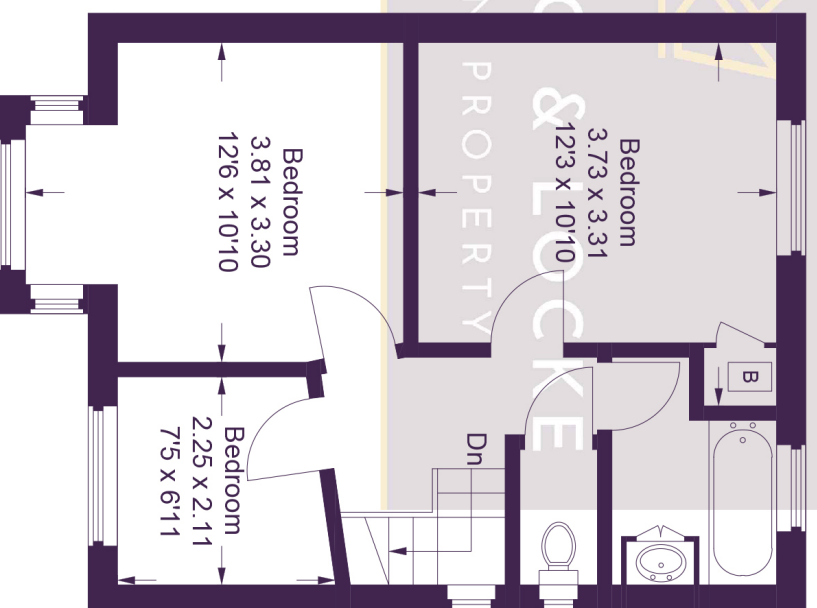
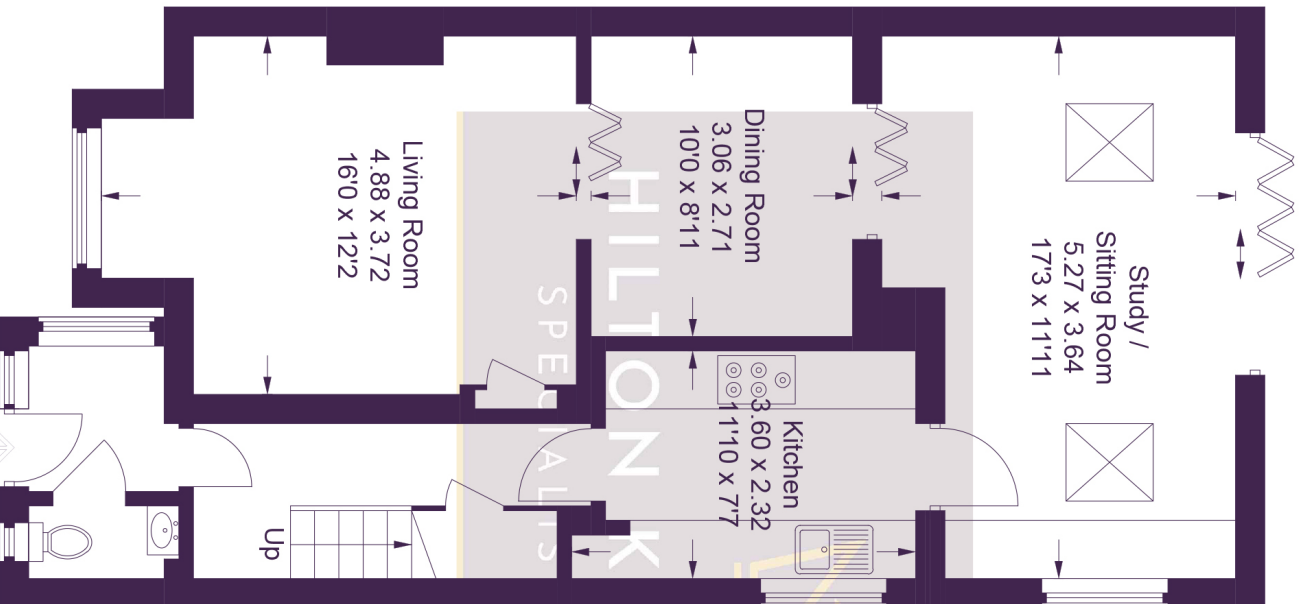
First Floor = 39.6 sq m / 426 sq ft

Garage = 20.4 sq m / 219 sq ft

Total = 126.3 sq m / 1,359 sq ft



(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.