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146e Swallow Street, Iver Heath, Buckinghamshire. SL0 0HR.

£950,000 Freehold

A beautifully presented, 1655 square ft modern detached family home offering versatile accommodation. In total there are four/five bedrooms, three bathrooms and two/three reception rooms. This property is presented to a very high standard and therefore, should be viewed internally to be appreciated.

Internally and on the ground, floor is an entrance porch and an inner hall which gives you direct access to the garage, the living room and the bedroom five/study.

The living room is 16'8 x 12'11 and leads you into either the 11'3 x 10'4 conservatory via bi folding doors, or the modern fitted 13'7 x 10' kitchen through double doors, which in turn has bi folding doors that take you out into the garden. The contemporary styled kitchen offers handle less units and a breakfast bar. The ground floor bedroom faces the front and has its own ensuite shower room.

Moving upstairs, there are four well-proportioned double bedrooms. The largest measures 16'10 x 12'11, overlooks the rear garden and has a wall of fitted modern wardrobes and an ensuite shower room. Bedroom two also is rear aspect and is 11'8 x 10', while bedrooms three and four both face the front and measure 11'1 x 10'2 and 10'1 x 10'5. The main family bathroom is modern and stylish with a feature roll top bath, that is ideal to be used for bedrooms two and three.

Outside there is a spacious block paved front drive offering parking for six cars, and to the rear is a garden with lawn, play area plus a large summer house with its own deck out front. There is an electric charging point on the drive and remote rear electric sliding gate to access additional rear



private parking.

## THE AREA

Swallow Street is a popular residential road situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities. Harding's Row Nature reserve is found only a short walk away.

The property is perfectly situated close to beautiful woodland walks at Black Park and Langley Park, 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) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, and the property falls in catchment for the local Grammar Schools. Also nearby Iver and Langley Stations are both connected to the Crossrail route.



### 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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# 146E Swallow Street

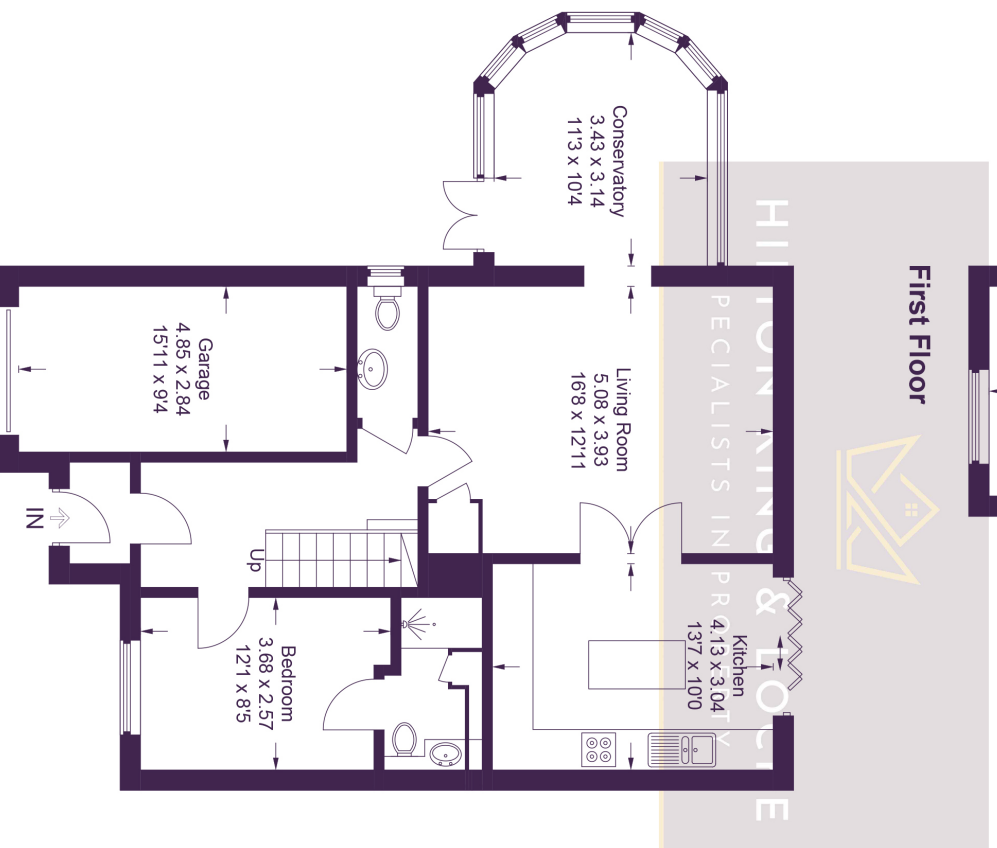
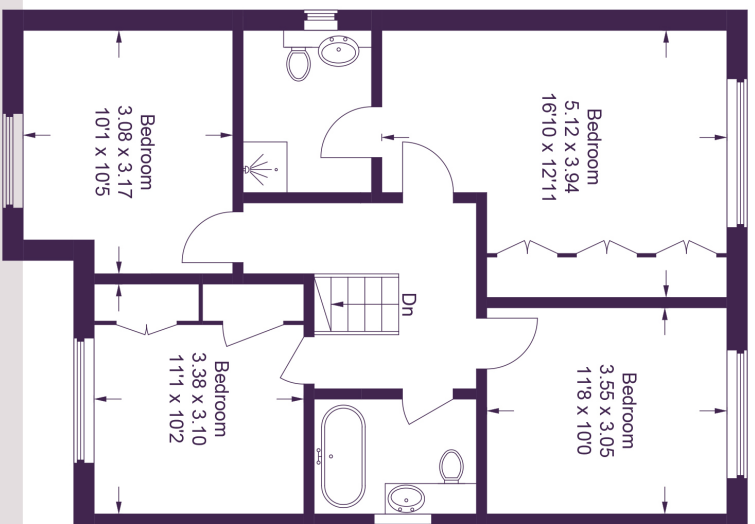
Approximate Gross Internal Area

Ground Floor = 71.8 sq m / 773 sq ft

First Floor = 70.1 sq m / 754 sq ft

Garage = 11.9 sq m / 128 sq ft

Total = 153.8 sq m / 1,655 sq ft



## Ground 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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