



HILTON KING & LOCKE

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272 The Parkway, Iver, Buckinghamshire. SL0 0RJ.

OIEO £650,000 Leasehold

Hilton King & Locke are delighted to present this well-proportioned and extended three/four-bedroom semi-detached family home, offering approximately 121.35 sq ft of versatile living accommodation, situated in one of Iver Heath's most sought-after locations.

Set back from the road, the property benefits from ample off-street parking, providing convenience for both residents and visitors. The attractive exterior creates an immediate sense of kerb appeal, while inside, a bright and spacious entrance hallway sets the tone for the rest of the home.

The ground floor offers a generous and flexible layout, including two well-presented reception rooms, ideal for both relaxing and entertaining. The well-equipped kitchen features integrated appliances and ample space for a dining table and chairs, making it perfectly suited to modern family living. The kitchen also provides direct access to the rear garden.

Additionally, the ground floor boasts a large bedroom or study, making it an excellent option for guests, multi-generational living, or home working.

Upstairs, there are three well-sized bedrooms, with the principal bedroom benefiting from built-in wardrobes, maximising floor space. A contemporary family bathroom completes the first floor. Externally, the rear garden is predominantly laid to lawn with a patio area, offering a great space for outdoor dining and entertaining. Overall, this impressive home combines



generous living space with practical design, making it an ideal choice for families seeking comfort, flexibility, and a desirable location.

The Parkway is located in a quiet residential area of Iver, Buckinghamshire, characterised primarily by family housing and low traffic levels. The Parkway is a local residential road with a calm environment, making it well suited to everyday family living. The area benefits from good local amenities, including nearby shops, schools, and recreational spaces. Iver High Street is within easy reach, offering a range of convenience stores, cafés, and essential services. For commuters, the location provides excellent transport links. Iver Station (Elizabeth Line) is nearby, offering direct connections to Central London, Heathrow, and Reading. Road access is also convenient, with the M25, M4, and M40 motorways all easily accessible, making travel by car straightforward. The surrounding area features green spaces and parks, contributing to a pleasant suburban feel while still being well connected. Overall, The Parkway is a desirable location offering a balance of peaceful residential living with strong transport links and local amenities.



**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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Approximate Gross Internal Area

Ground Floor = 81.1 sq m / 873 sq ft

First Floor = 40.2 sq m / 433 sq ft

Total = 121.3 sq m / 1,306 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.

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