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Leas Drive, Iver, Buckinghamshire. SL0 9RB.

£490,000 Freehold

A chance to purchase this spacious three bedroom end of terrace family home which is tucked away in a cul-de-sac within Leas Drive.

This immaculate property is also the larger style type in the development, therefore offering larger rooms also parking for two cars on your front drive. It is only a short stroll to the Post Office, shops, amenities and bus routes too. In addition, there is a garage in a nearby block.

Ground floor accommodation includes an entrance porch that leads to a 25'5 x 13' living/dining room, a 9'10 x 7'3 fitted kitchen and a 16'1 x 9'2 conservatory. The light and airy living room has a twin aspect to the front, the kitchen offers modern units, granite work surfaces plus an integrated dishwasher, hob, oven, water softener and filter. The spacious conservatory could be ideal to be used as either a formal dining space or a playroom.

Upstairs are three good sized bedrooms. Bedroom One measures 14'4 x 8'7 and has built in wardrobes, as does the 12'10 x 9'9 bedroom two, which in turn also has a lovely double aspect. Bedroom three is a good size at 9'2 x 7'4, while the contemporary styled bathroom which includes a panel bath, shower over and screen, completes the accommodation.

Outside, the rear garden is well kept and laid to lawn with a patio and fencing to the sides. There is also a handy 8'3 x 6'3 shed.

THE AREA

Iver is a semi rural village situated between Uxbridge and Slough.

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, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys.

The area is well served for sporting facilities with The Buckinghamshire, and Gerrards Cross/Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.

Nearby Iver Heath has beautiful surrounding countryside including Black Park and Langley Park that has an excellent network of footpaths and bridleways. The famous Pinewood Studios also features a cinema.

This property is situated just over a mile from Iver Train Station which is now connected to Crossrail (Elizabeth Line) where journey times are greatly reduced into London, with Iver to Paddington in 22 minutes and Iver to Liverpool Street in 33 minutes.



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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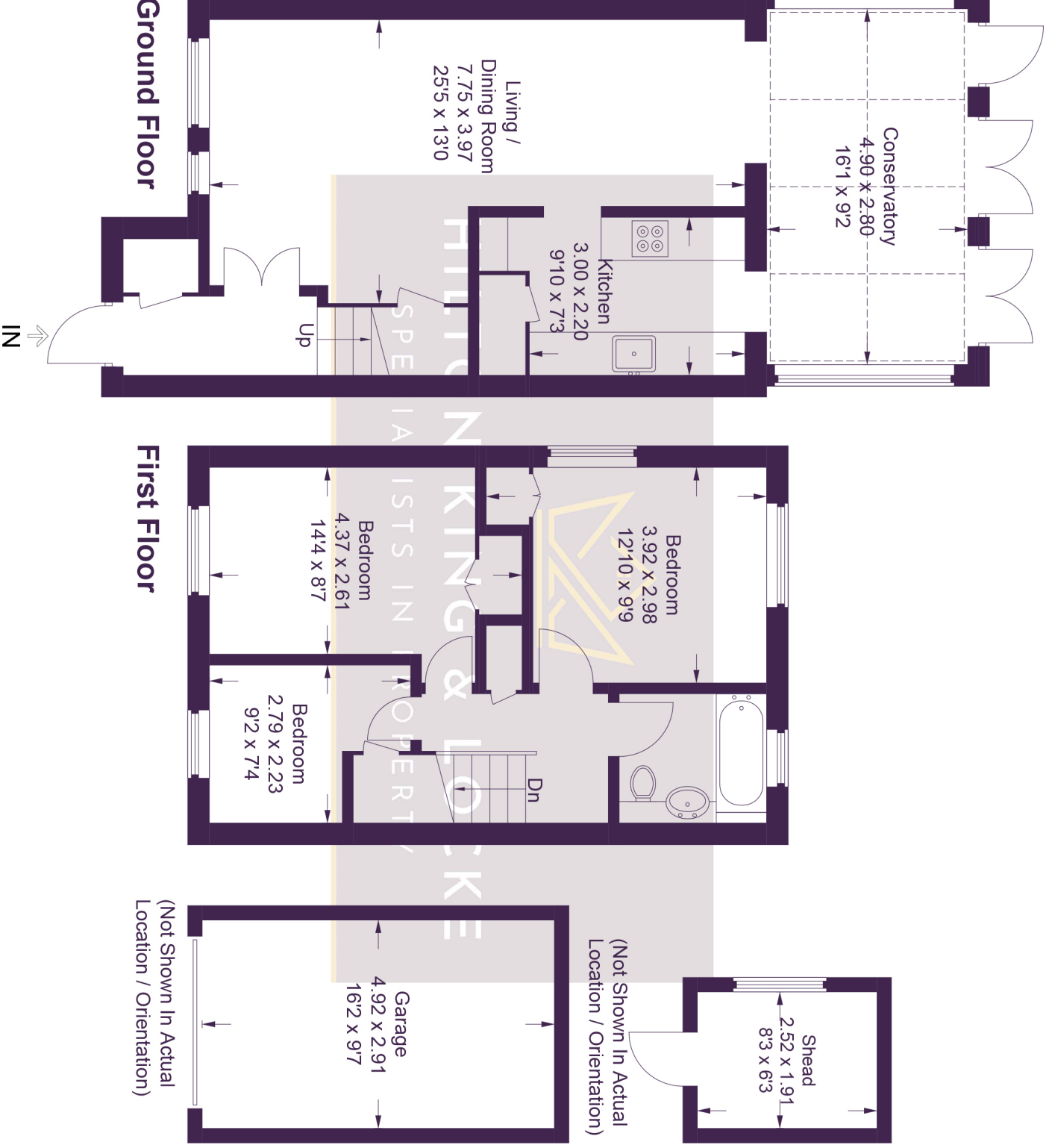
Approximate Gross Internal Area

Ground Floor = 55.1 sq m / 593 sq ft

First Floor = 38.4 sq m / 413 sq ft

Outbuildings = 18.9 sq m / 203 sq ft

Total = 112.4 sq m / 1,209 sq ft



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.