



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



56 Chequers Orchard, Iver, Buckinghamshire. SL0 9NJ.

£525,000

Hilton King & Locke are delighted to bring to the market this charming three-bedroom semi-detached home featuring a front & rear garden with parking for two cars, positioned within a highly regarded cul-de-sac in the heart of Iver Village. Its central location places an excellent range of local amenities, schools, and transport links just a short walk away, making it an ideal choice for families and commuters alike.

The property welcomes you into a bright hallway where the ground-floor family bathroom is conveniently situated, fitted with modern fixtures and perfectly placed for both guests and day-to-day use. From here, the home opens into a superb kitchen and family room that forms the true hub of the property. This generous space features a stylish wooden shaker-style kitchen with a double sink, double oven, gas hob, and a moveable central island that provides extra workspace and a sociable centrepiece for cooking and entertaining. The adjoining family area is filled with natural light through French doors that lead directly onto the garden and an additional side window, creating a warm and inviting atmosphere enhanced by contemporary laminate flooring. A useful utility room adjoins this space, offering further storage, housing the boiler, and providing room for appliances.

To the front of the house sits a separate living room, offering a peaceful retreat ideal for cosy evenings or more formal entertaining. Stairs rise from this room to the first floor, where three well-proportioned bedrooms provide flexible accommodation for a growing family, visiting guests, or home-working needs. The main bedroom benefits from the added convenience of its own W.C., while the loft is fully boarded and enhanced with a Velux window, lighting, power, and Ethernet, ensuring exceptional versatility for storage or potential workspace.

The rear garden hosts an impressive, beautifully crafted wooden garden room that serves as a self-contained and highly adaptable space. With French doors, laminate flooring, and modern kitchen units including a stainless steel sink, it is perfectly suited for use as a home office, studio, guest suite, or creative retreat. A private shower room with toilet and basin completes this excellent addition, offering comfort and independence for its occupants.

Altogether, this well-presented property delivers a thoughtfully designed layout with generous and adaptable living spaces, creating a



superb home that meets the demands of modern family life while offering excellent potential for further personalisation.

THE AREA

The property is a short walk to the Co-op, Costa, The Swan Public House and all of the High Street's amenities. It is located near the Iver Medical Centre and is also a short walk to both of the village's Infant and Junior Schools.

Iver is popular for its tranquillity and accessibility, with quick road access to the M25, M4, M40 and A40 Great West Road.

Iver Rail Station is just over a mile away and is a stop on the Crossrail Elizabeth Line which makes journey times to Farringdon or Liverpool Street last only 30-35 minutes.

Iver lies within an hour by road from all London airports; in particular Heathrow which is approximately 7 miles away (15-20 minutes).

Also within a five minute drive are the beautiful 600 acres of Black Park and Langley park.



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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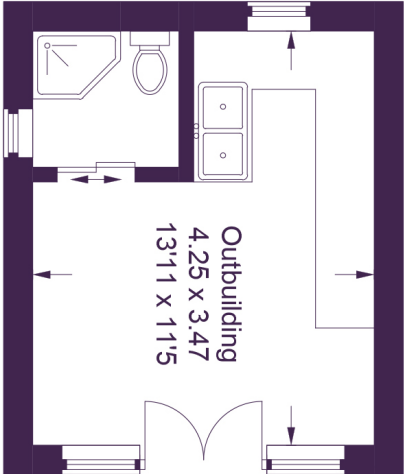
Approximate Gross Internal Area

Ground Floor = 51.2 sq m / 551 sq ft

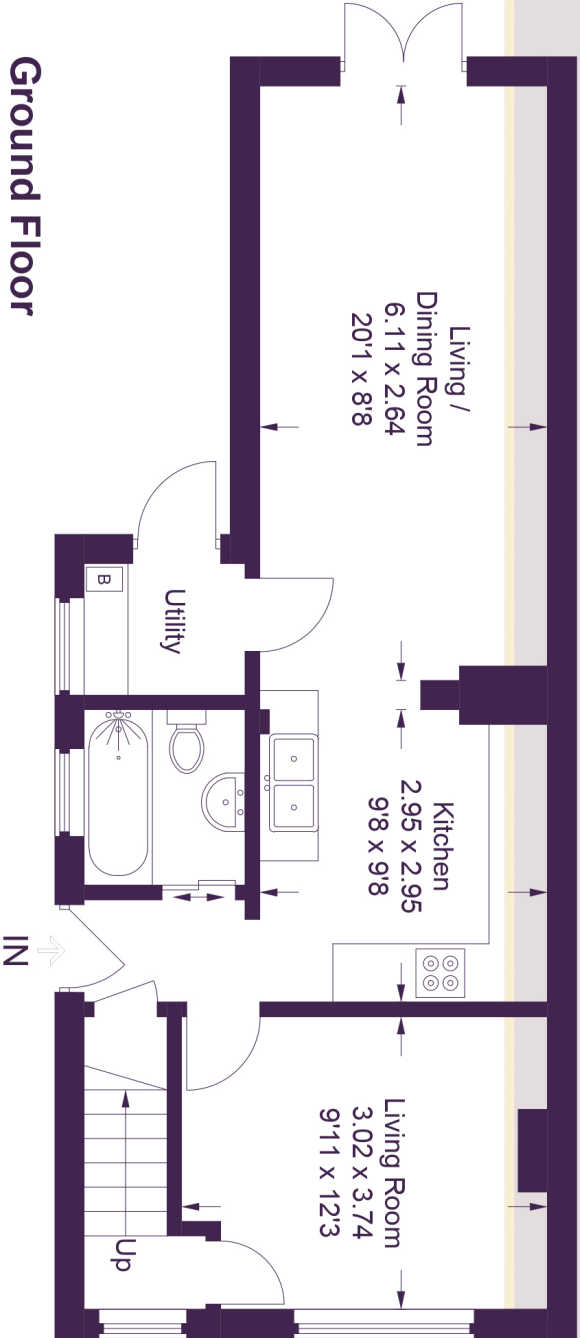
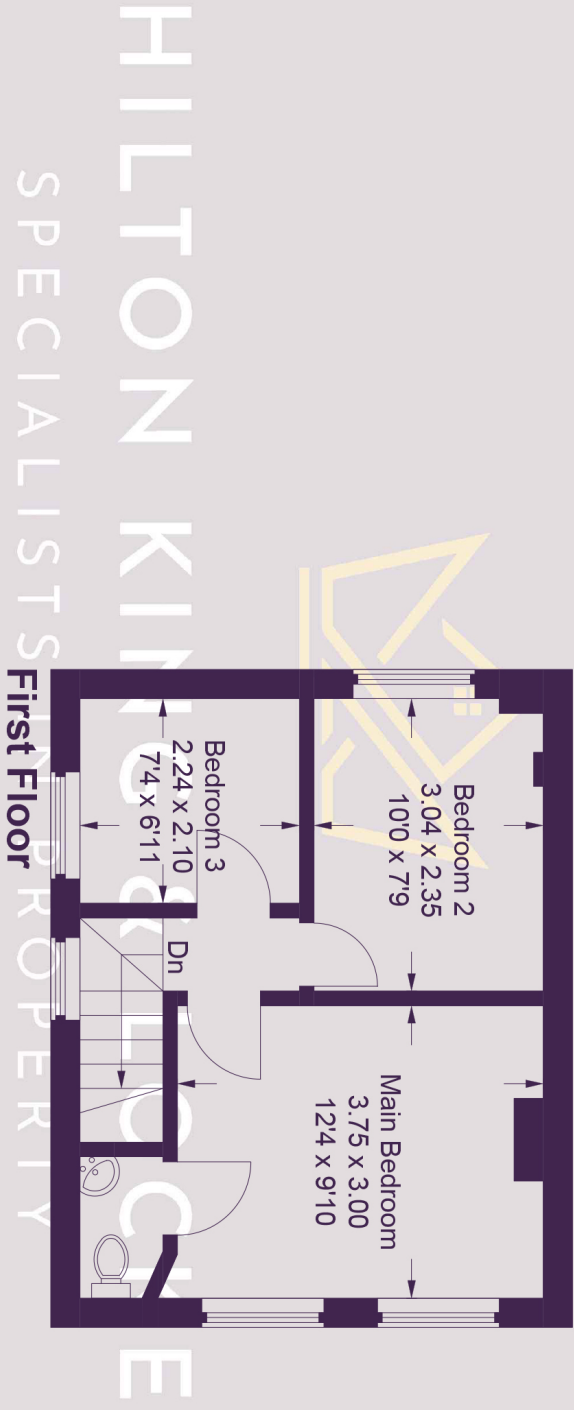
First Floor = 29.2 sq m / 314 sq ft

Outbuilding = 15.1 sq m / 162 sq ft

Total = 95.5 sq m / 1,027 sq ft



(Not Shown In Actual
Location / Orientation)



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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