



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



5d Leas Drive, Leas Court, Iver, Buckinghamshire. SL0 9RB.

£350,000 Freehold

Hilton King & Locke are delighted to bring to the market this beautifully presented one-bedroom freehold house, offered in excellent condition and with no onward chain. This superb property would make an ideal purchase for a first-time buyer or investor alike. Perfectly positioned close to well-regarded schools and within easy reach of Iver High Street, the location benefits from a range of local amenities. Excellent transport links are nearby, including bus routes, motorway connections, and Iver Crossrail Station, providing convenient access into London and surrounding areas. The property also benefits from its own allocated parking space.

Upon entering, you are welcomed into a bright and spacious living room, offering ample space for a dining table and chairs as well as a three-piece sofa suite. This inviting room is flooded with natural light thanks to French doors that open directly onto the private rear garden a wonderful space for entertaining or enjoying sunny afternoons. The garden also benefits from useful side access.

The living room further offers generous under-stairs storage with lighting, adding everyday practicality. The kitchen is fitted with a range of eye and base level units and includes integrated appliances, providing both functionality and style. Upstairs, the landing provides access to the loft, which has been fully boarded by the current owners, creating an excellent and highly usable storage space. There is also an airing cupboard housing the tumble dryer, offering additional storage for towels and bedding. The principal bedroom is a fantastic size, filled with natural light and complemented by full-length fitted mirrored wardrobes. The modern three-piece family bathroom is well-appointed and features a bath with shower attachment. This fantastic freehold home, offered chain-free, is ready to move into and early viewings are highly recommended.

Area Description



Located in the highly regarded village of Iver, Leas Drive sits in a peaceful residential neighbourhood within South Buckinghamshire, blending suburban convenience with a relaxed village atmosphere. Iver itself is a well connected and sought-after area in the South East, offering the perfect balance of local community living and easy access to nearby towns and London. Leas Drive enjoys a quiet residential street appeal, characterised by a mix of well-maintained family homes and attractive gardens. The local area benefits from a strong sense of community and is served by a range of essential amenities including local shops, pubs and services just a short distance away. Transport links are excellent, the nearby Iver railway station provides direct services into Central London and connections across the south, ideal for commuters, while quick road access to the M25 and Heathrow Airport makes longer journeys straightforward. Families will appreciate the proximity to well-regarded schools, including The Iver Village Junior School and Iver Village Infant Academy, both within walking distance, and further secondary education options a short drive away. The area combines the tranquillity of suburban living with the convenience of excellent transport, good schools, local amenities and nearby green spaces making it a desirable location for a wide range of buyers.



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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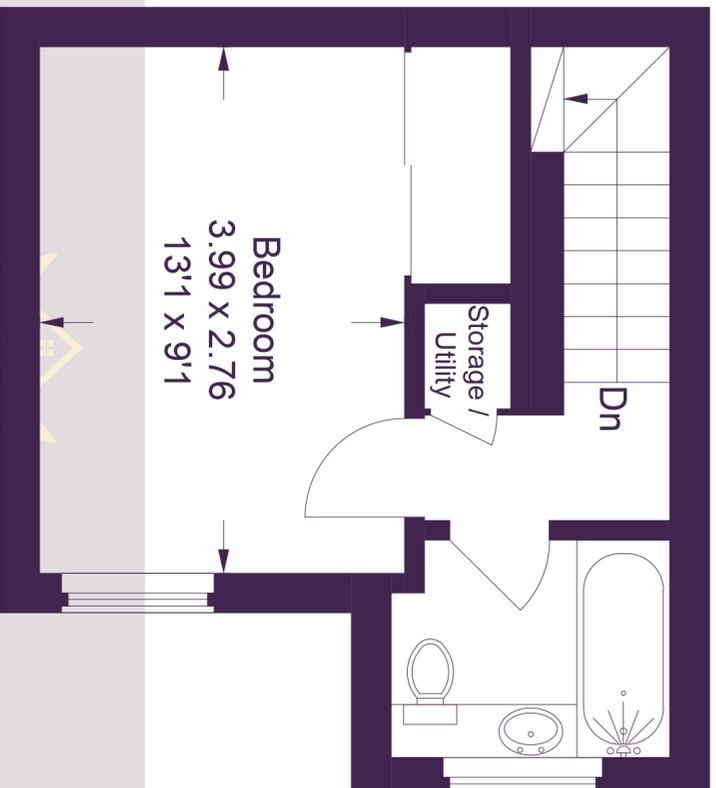
5D, Leas Court, Iwer, Buckinghamshire, SL0 9RB

Approximate Gross Internal Area

Ground Floor = 22.3 sq m / 240 sq ft

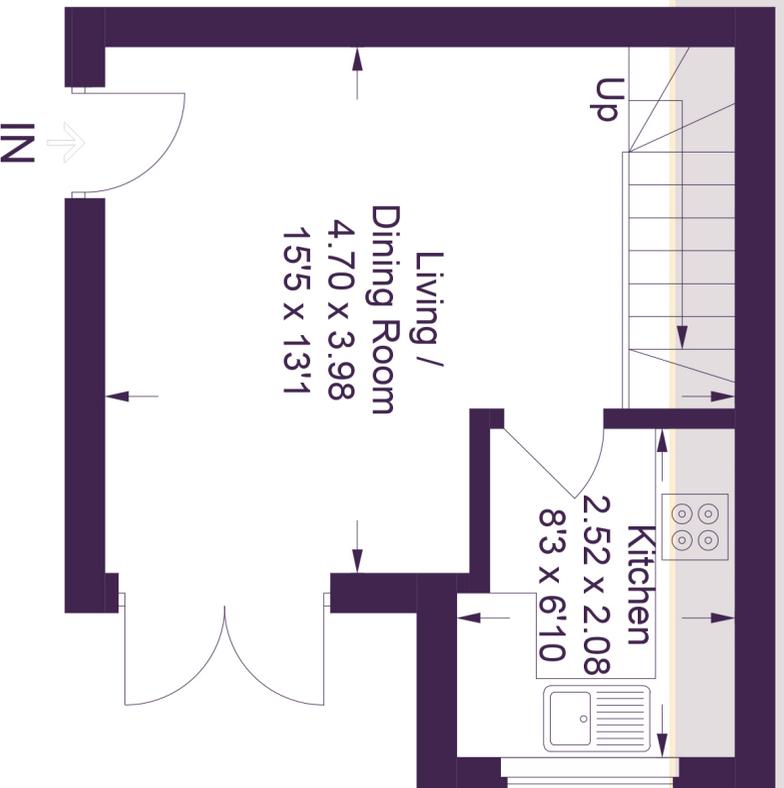
First Floor = 21.9 sq m / 236 sq ft

Total = 44.2 sq m / 476 sq ft



First Floor

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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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