



**HILTON KING & LOCKE**  
SPECIALISTS IN PROPERTY



7 Keensacre, Iver Heath, Buckinghamshire. SL0 0DJ.

Offers in Excess of £375,000 Leasehold

Hilton King & Locke are delighted to present this beautifully presented three-bedroom mid-terraced home, featuring spacious living areas, a through-reception room, an enclosed rear garden, and a separate garage. The property is in good condition throughout, offering a perfect blend of comfort, style, and practicality.

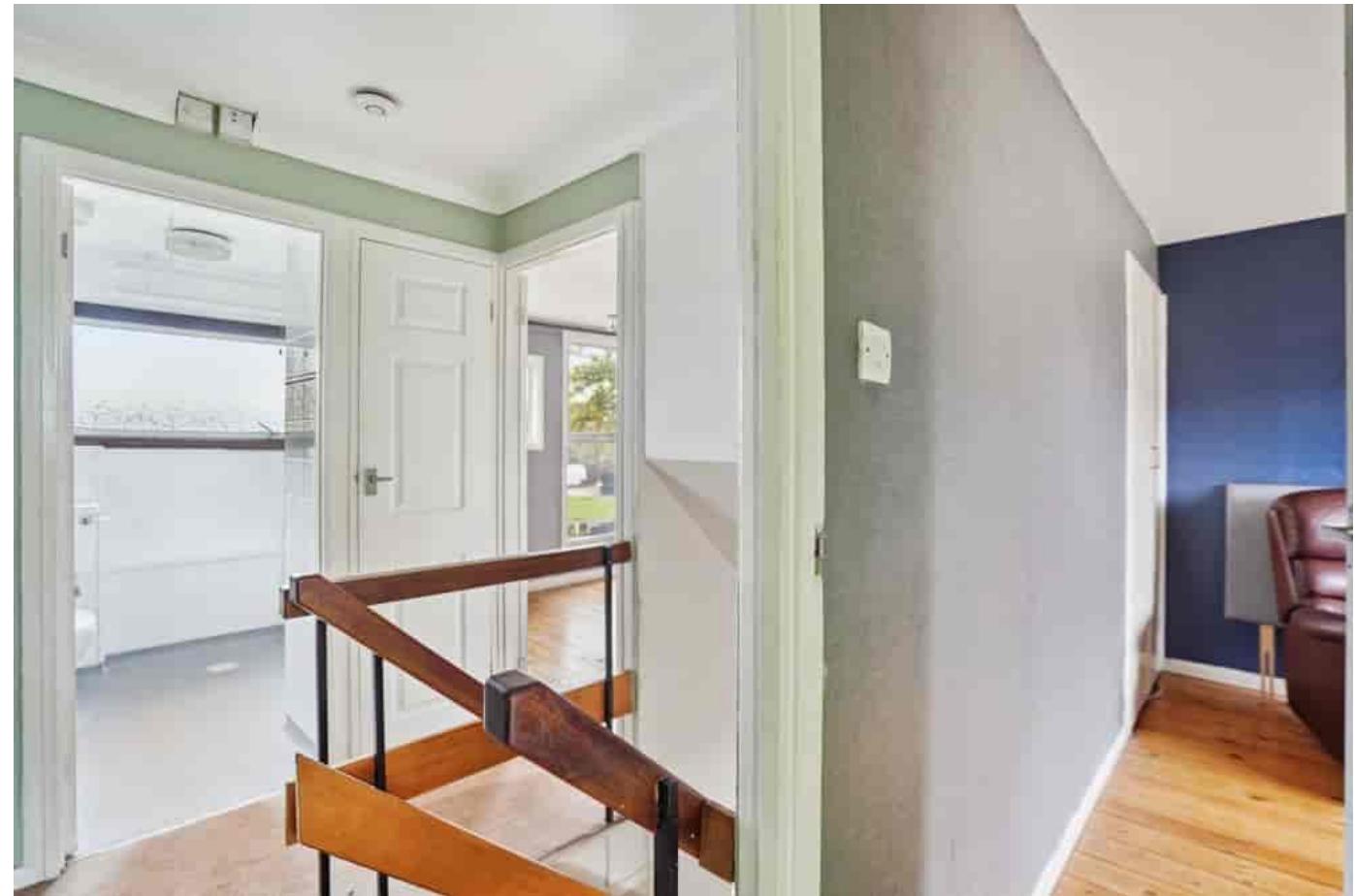
Upon entering through the enclosed porch, you are welcomed into a bright and open-plan living and dining area, designed to maximise space and natural light. A striking open staircase rises gracefully to the first floor, serving as an elegant focal point.

A large front-facing window, fitted with quality Hillary's white blinds, floods the room with natural light, complementing the warm tones of the wooden flooring that runs seamlessly throughout the ground floor. At the rear, French doors open onto the south-facing garden, creating a smooth transition between indoor and outdoor living — ideal for entertaining or relaxing in the sun.

The kitchen, accessed via the dining area, is both functional and well-laid-out. There is space for a freestanding cooker and washing machine, while a stainless steel sink sits beneath a window overlooking the garden. The space is completed with durable laminate flooring for practicality and ease of maintenance.

Upstairs, the property offers three well-proportioned bedrooms and a bathroom currently arranged as a wet room. The generous primary bedroom enjoys dual windows, a fitted cupboard, and attractive wooden flooring, providing a bright and peaceful retreat. The second bedroom, also a comfortable double, overlooks the rear garden and includes two windows and built-in storage. The third bedroom, positioned at the front, is ideal for a single bed, home office, or nursery.

The wet room is fitted with a walk-in shower area, basin, and WC,



complemented by a rear-facing window for natural light and ventilation.

Overall, this property combines generous living space, and excellent natural light throughout — making it an ideal choice for families, professionals, or anyone seeking a move-in-ready home in a highly convenient location.

#### Location

Iver Heath is a desirable village in Buckinghamshire, just four miles east of Slough and approximately 16 miles west of central London. The property is within walking distance of local amenities and less than two miles from Iver Station (Crossrail), offering fast connections to London Paddington and Oxford.

Excellent road links include easy access to the M40, M25, and M4 motorways, while Heathrow Airport is only a short drive away. The area is also well served by both state and independent schools, making it popular with families.

Iver Heath enjoys a wealth of leisure and outdoor spaces, including the nearby Black Park, Langley Park, and The Evreham Sports Centre. The larger towns of Gerrards Cross and Uxbridge are also close by, providing a wide selection of shops, supermarkets, restaurants, entertainment venues, and a multiplex cinema with gym facilities.



#### 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.

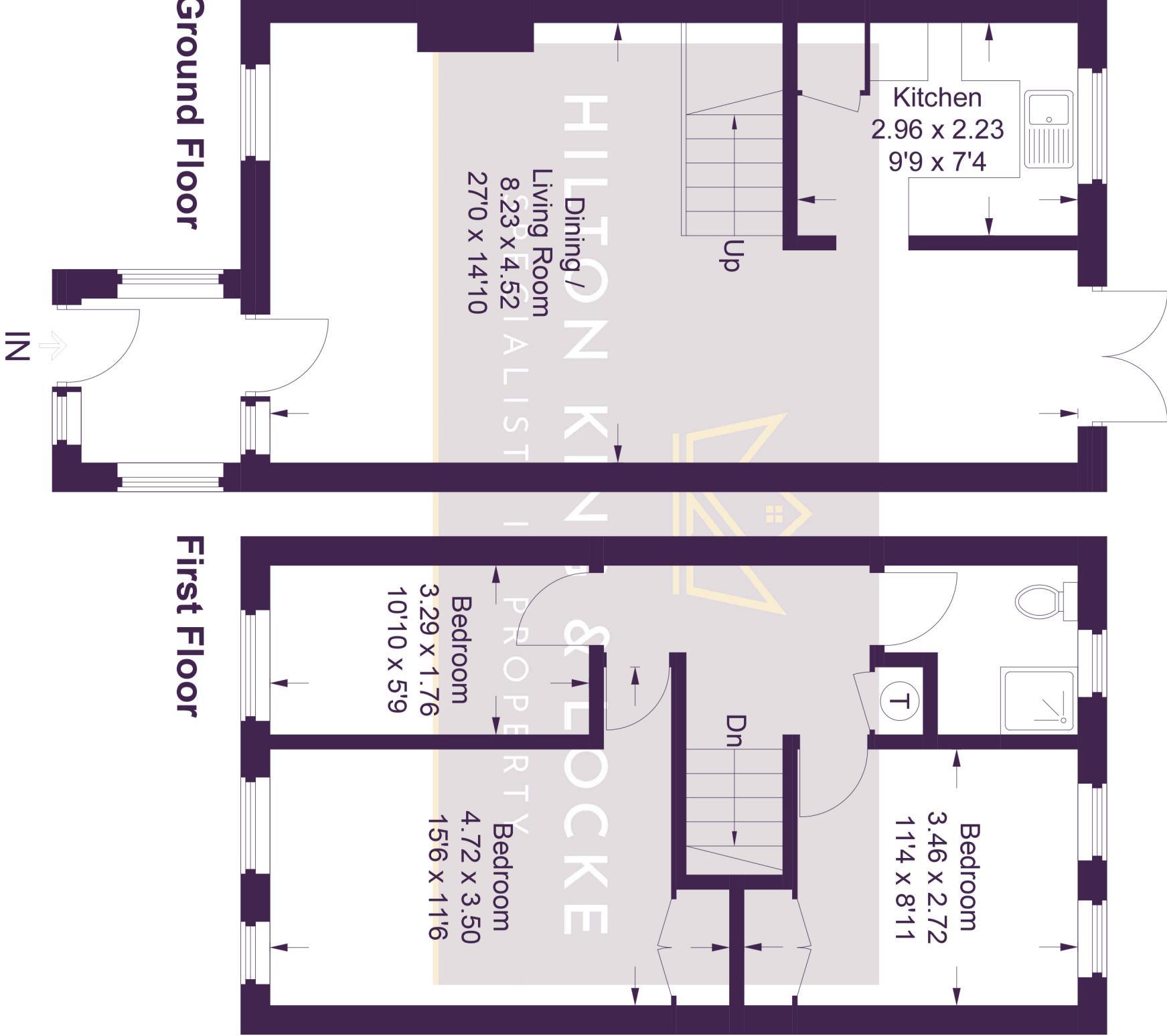


23 High Street  
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033   
iver@hklhome.co.uk

# 7 Keensacre

Approximate Gross Internal Area  
Ground Floor = 41.6 sq m / 448 sq ft  
First Floor = 38.0 sq m / 409 sq ft  
Total = 79.6 sq m / 857 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.