



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



73 Swallow Street, IVER, Buckinghamshire. SL0 0ET.

£1,025,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful four-bedroom home that boasts 2,275 sq ft.

This remarkable detached house offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living. Upon entering the property that is set back from the road you are greeted by ample parking spaces for multiple cars, providing convenience for both residents and guests as well as side access to the well-maintained garden. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring three elegantly designed reception rooms that provide a versatile space for relaxation and entertainment.

Some unique features of this property are the flexible converted loft space that can easily transform into a serene office space as well as the summer house at the back that is currently being used as a gym. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The well-appointed kitchen boasts integrated appliances and connects seamlessly to outside via the bi folding doors leading out to the garden, catering to modern convenience and functionality. This property also has the added benefit of a study, utility area. A downstairs WC room adds to the convenience of daily living.

Ascending to the upper level, four spacious bedrooms await, with the master bedroom boasting an en-suite bathroom featuring a shower. Fitted wardrobes in the master bedroom provide ample storage space.

The modern family bathroom with bath and shower completes



the upstairs.

The outdoor area is a paradise, with a wooden outbuilding adding to the property's allure. This room could be used as a games room, gym or home office. This room add to the property's potential for diverse uses.

In conclusion, this detached house offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.

Located in a popular road in Iver Heath, which offers a selection of local shops and amenities. The mainline railway station at Iver runs into London Paddington in just under 30 minutes and Black Park and Langley Park offer beautiful woodland walks, ideal for young families. There are a range of schools, recreational facilities and local shopping amenities within easy reach of this property. The larger centres of Uxbridge and Gerrard's 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 beautiful surrounding countryside including Black Park and Langley Park has an excellent network of footpaths and bridleways.




#### 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).

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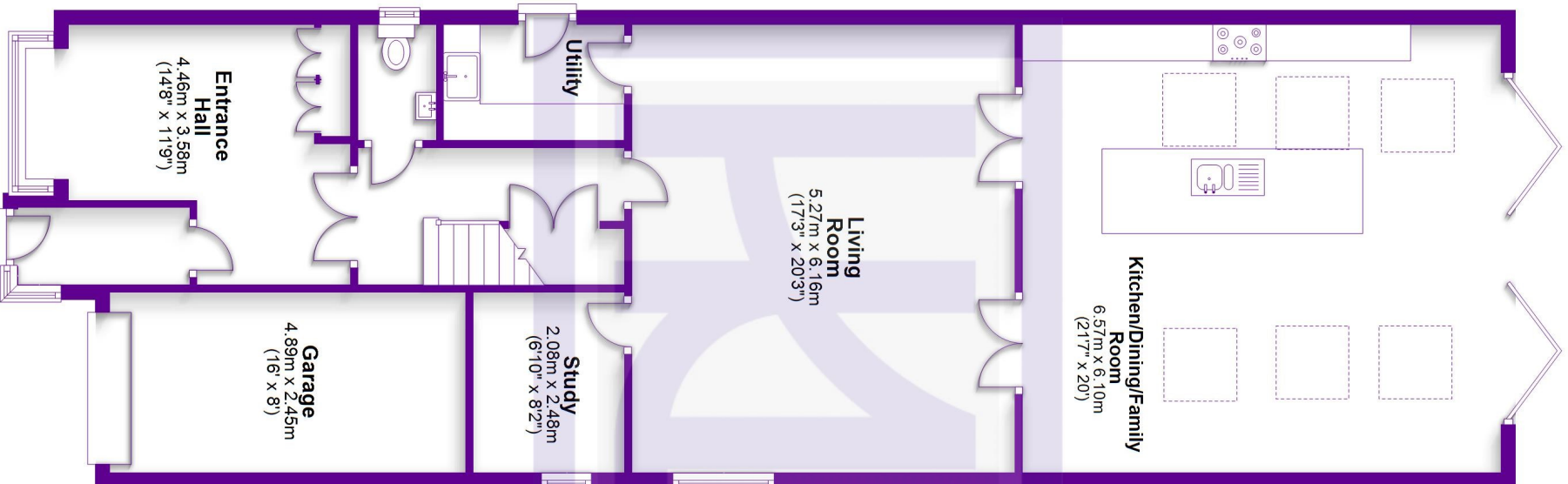


23 High Street  
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033   
iver@hklhome.co.uk

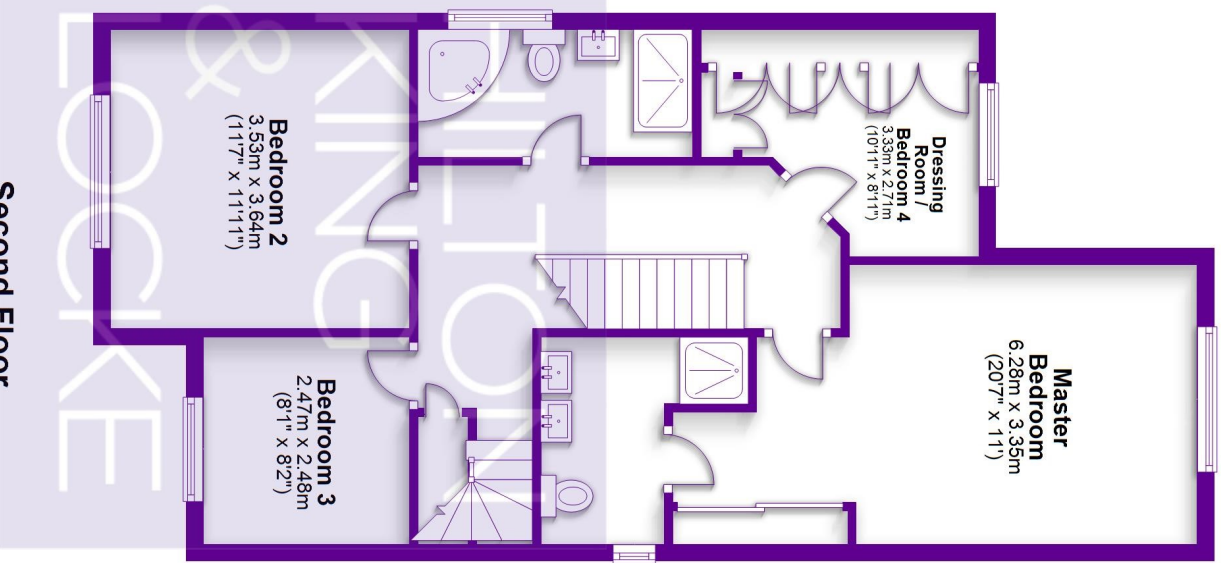
## Ground Floor

Approx. 120.5 sq. metres (1297.0 sq. feet)



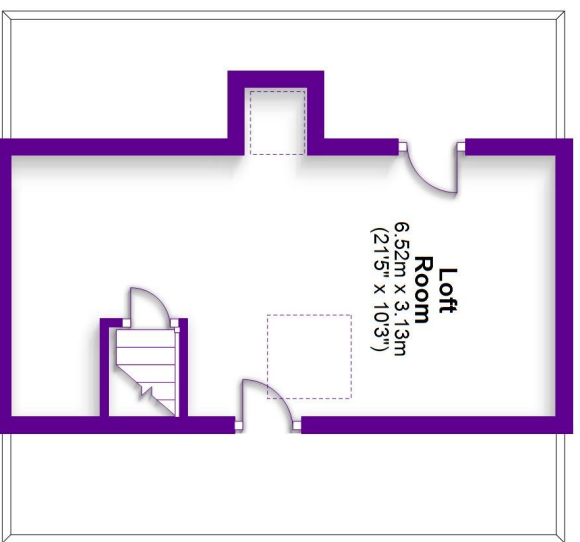
## First Floor

Approx. 69.9 sq. metres (752.3 sq. feet)



## Second Floor

Approx. 21.0 sq. metres (226.4 sq. feet)



Total area: approx. 211.4 sq. metres (2275.7 sq. feet)

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