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High Street, Iver, Buckinghamshire. SL0 9PJ.

£650,000 Freehold

A unique three/four-bedroom detached house that offers excellent all-round accommodation, while being at the heart of the village, and therefore having everything on your doorstep from the local Infant and Junior Schools to a dentist, Iver Medical Centre, plus Costa, Co-op and many other amenities.

Accommodation sits at an impressive 1535 square ft, and the ground floor includes an entrance hall, which leads into either the stunning, extended sitting and dining areas, or the kitchen. The open plan sitting and dining rooms measure 15'7 x 10'7 and 15'7 x 10'8, so therefore perfect if you enjoy entertaining. This space also has french doors that take you out to the garden, plus three rear aspect windows letting in lots of natural light. You can also access the 19'9 x 11'7 garage from here too.

The front aspect 15'6 x 8'10 kitchen offers ample eye and base level units plus a breakfast area and space for a small table and chairs. Completing the ground floor is a cloakroom with a toilet and wash basin.

Upstairs is a fantastic 15'5 x 13'8 master bedroom which has its own ensuite shower, plus access to a 19'5 x 5'10 study that has the added benefit of plenty of eave storage, which could also be set up as a bedroom or perhaps a nursery.

A lovely twin aspect 15'7 x 8'11 second bedroom faces the front, while a 10'8 x 6'10 third bedroom is also a decent size. Completing the accommodation is a family



bathroom with a panel bath, which has an additional shower cubicle.

To the front there is own drive-in front of the integral garage, and to the rear is a secluded, low maintenance garden that has a deck/patio plus astro turf.

## 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).



### 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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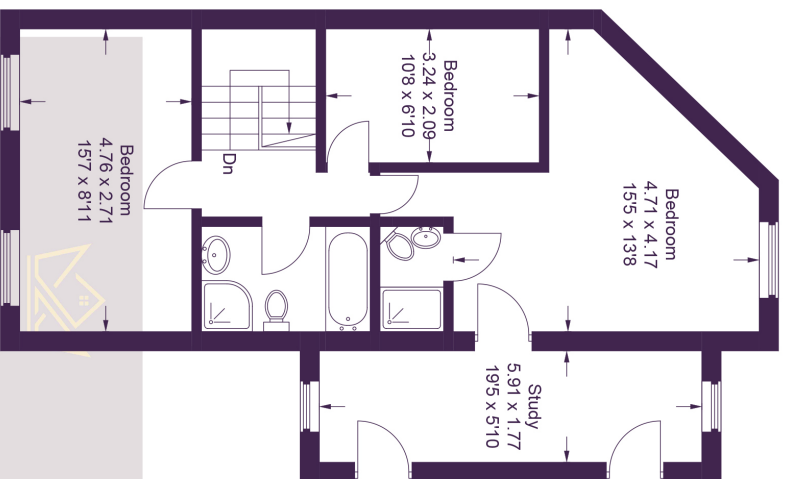
# 82 High Street

Approximate Gross Internal Area

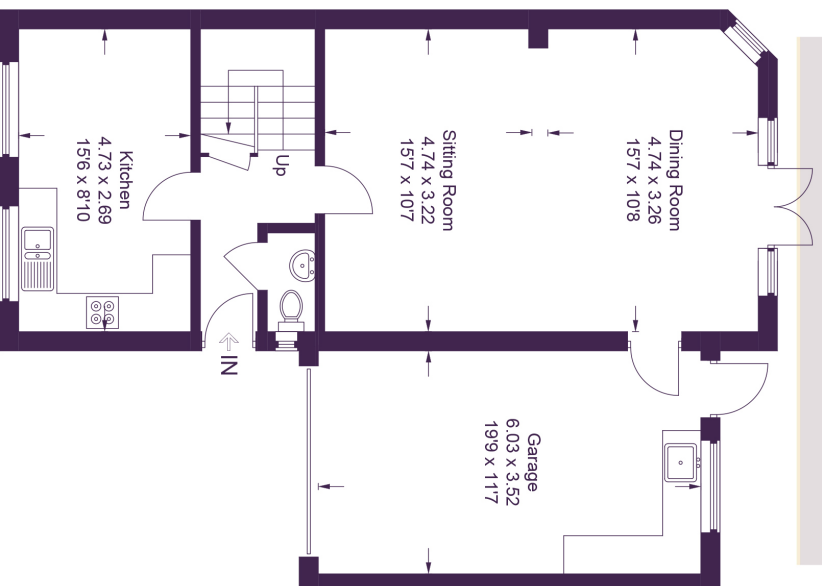
Ground Floor = 78.2 sq m / 842 sq ft

First Floor = 64.4 sq m / 693 sq ft

Total = 142.6 sq m / 1,535 sq ft



## First Floor TON KING & LOCKE SPECIALISTS IN PROPERTY



## 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.