



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



32 Chequers Orchard, IVER, Buckinghamshire. SL0 9NH.

£570,000 Freehold

Hilton King & Locke are pleased to bring to the market this wonderful family home set within a desirable residential location, this spacious and well-designed four-bedroom home offers 1,469 sq ft of flexible accommodation, including a detached garage and store. Thoughtfully arranged over two floors, the property provides a superb balance of living space, modern convenience, and generous bedroom sizes ideal for families or anyone seeking versatile living. This property comes with drive way parking and NO CHAIN!

Ground Floor

The property is entered via a welcoming hallway that leads into a bright and well-proportioned living room (12'11 x 11'5), positioned at the heart of the home. To the rear, an impressive dining room (16'2 x 9'0) features a dual-aspect layout and access to the garden, creating a perfect setting for family meals or entertaining. The kitchen (11'10 x 7'9) enjoys a practical layout and connects directly to a useful utility room, providing additional storage and laundry space. The ground floor also includes two bedrooms with one generous double (12'6 x 10'6) and a further single (9'6 x 7'0) alongside a well-equipped family bathroom.

First Floor

The first floor offers two further well-sized bedrooms. The larger bedroom (12'10 x 12'0) benefits from excellent floor space, while the second bedroom (16'10 x 7'6) enjoys a dual aspect feel with lovely natural light. This arrangement provides an ideal opportunity for a luxurious master suite, teenager's room, guest accommodation, or home office with plenty of storage options to keep the floor space free.

Garage & Store

Positioned separately from the main house is a generous garage (17'3 x 10'9) and an adjoining store (10'9 x 9'6), offering superb potential for storage, a workshop, hobby room, or possible conversion (subject to permissions).

The Garden

The garden, which is probably the largest in Chequers Orchard, has been exceptionally well maintained by the current owners and is presented in immaculate condition in keeping with the rest of the property. Offering a high degree of privacy, it features mature shrubs, a generous lawn and a pleasant patio area. The focal point of the garden is an impressive 8,500 gallon Koi pond big enough to swim in, complete with an easy to use filtration system, keeping the water crystal clear. All built using reinforced concrete, concrete blocks and finished with fibreglass. The pond in the past has grown fish up to



34lbs.

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.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.



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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32 Chequers Orchard

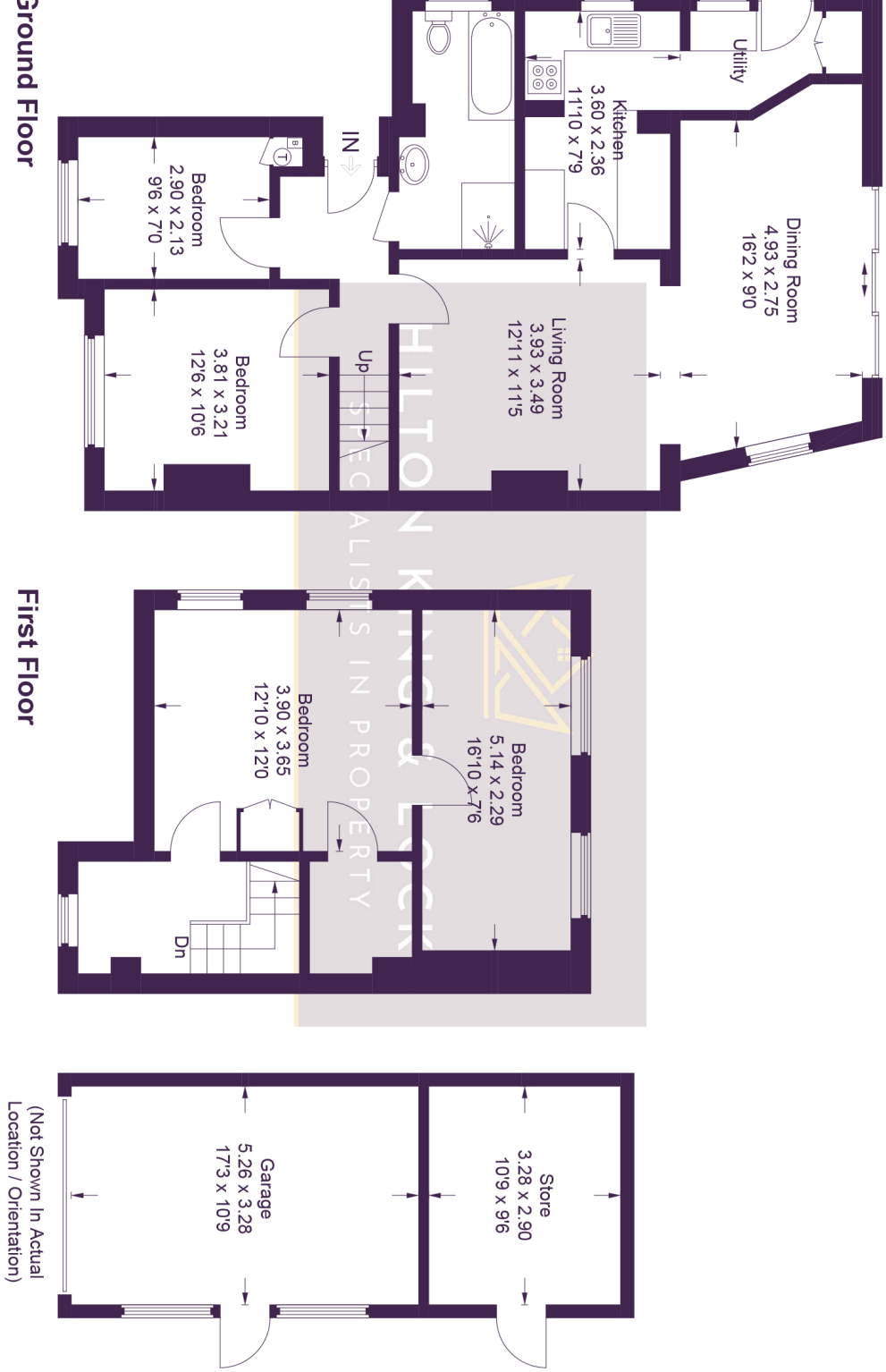
Approximate Gross Internal Area

Ground Floor = 72.6 sq m / 781 sq ft

First Floor = 36.6 sq m / 394 sq ft

Garage / Store = 27.4 sq m / 294 sq ft

Total = 136.6 sq m / 1,469 sq ft



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.