



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



1 The Close, Iver, Buckinghamshire. SL0 0HE.

OIEO £1,000,000 Freehold



Hilton King & Locke are delighted to present this impressive and beautifully extended detached family home, tucked away in a sought-after gated cul-de-sac. Offering generous living space, a self-contained annexe, and excellent transport links, this property is ideal for modern family living.

The property boasts a secure gated entrance, ample off-street parking, and a low-maintenance rear garden—perfect for entertaining or relaxing. One of the standout features is the versatile annexe, which benefits from its own private entrance as well as internal access. It comprises a spacious reception/bedroom area, fully fitted kitchen, and shower room, making it ideal for multi-generational living, guests, or rental income.

Inside the main house, the accommodation has been thoughtfully extended and neutrally decorated throughout. The ground floor features an entrance porch and a welcoming hallway that leads into a bright and spacious living room, which flows effortlessly into a separate family room—both with French doors opening onto the rear garden. There is also a well-appointed kitchen/dining room and a guest WC on this level.

Upstairs, the first floor offers a generous master bedroom with en-suite, three further well-proportioned bedrooms—three of which benefit from built-in wardrobes—and a modern family bathroom.

**Location:** Positioned in a quiet, family-friendly cul-de-sac, this home provides the perfect balance of tranquillity and convenience. It is ideally located close to local amenities, excellent schools, green open spaces, and nature trails. Commuters will appreciate the easy access to motorway links and Iver's Crossrail station, offering fast connections into central London. This substantial home truly offers everything a growing family could need—space, flexibility, and a prime location.



Surrounding Area: Residents of Iver Heath relish in the abundance of nearby green spaces, parks, and nature trails, providing ample opportunities for outdoor activities and leisure. Additionally, the location offers easy access to popular shopping centres, restaurants, and entertainment options as well as motorway links and Iver's Cross Rail Station providing quick links into London.



#### 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

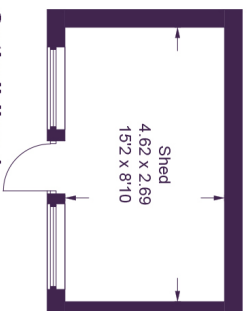
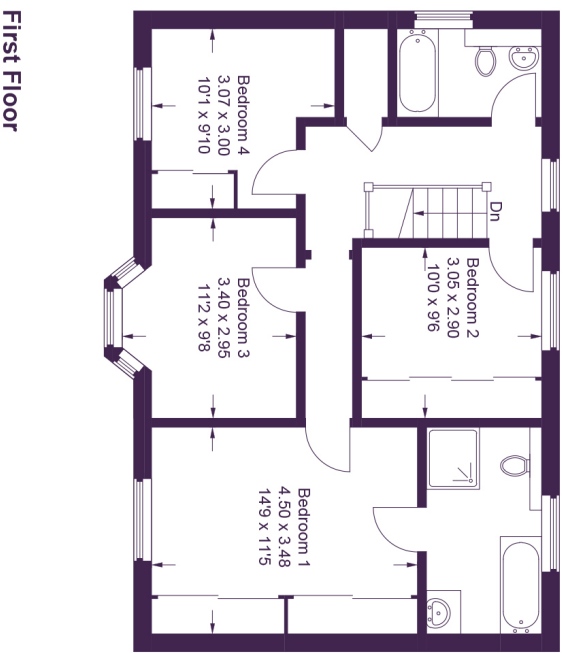
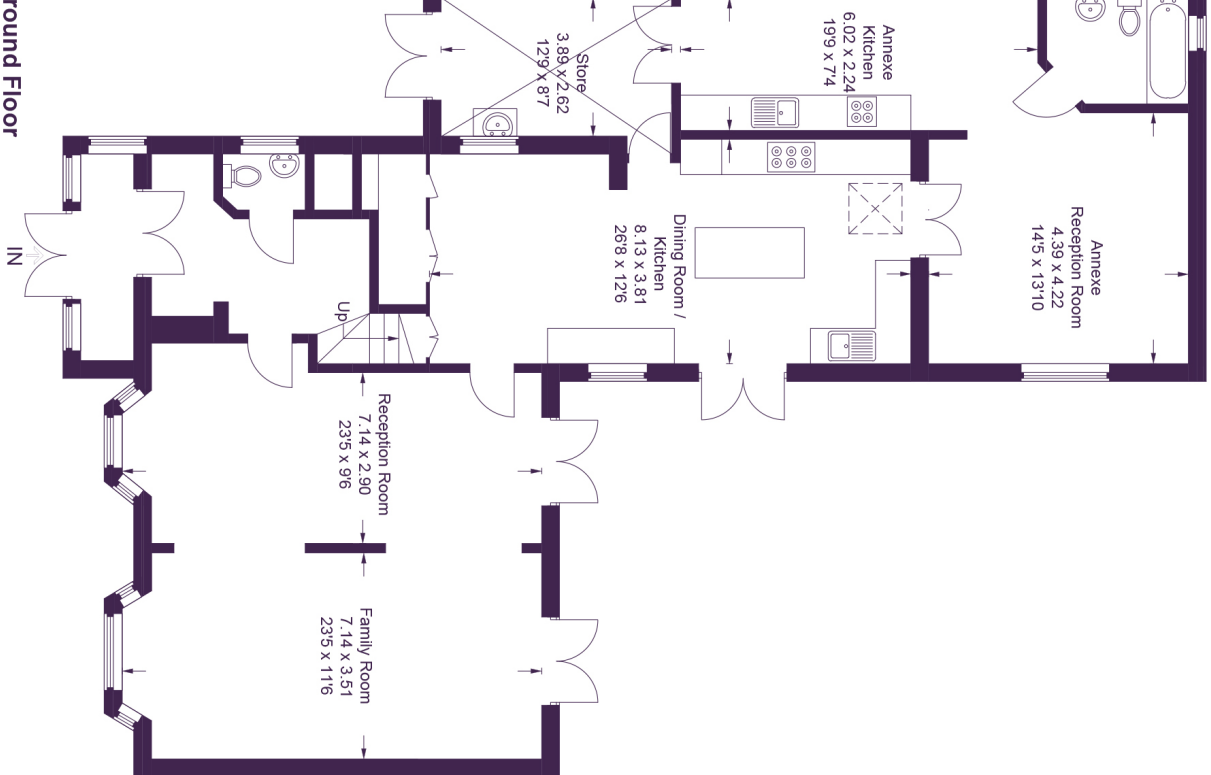
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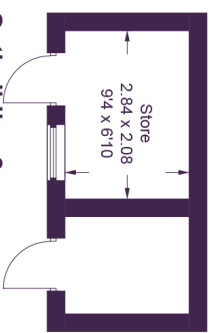
# 1, The Close Iver

Approximate Gross Internal Area  
Ground Floor = 147.0 sq m / 1,582 sq ft  
(Including Annexes)

First Floor = 68.3 sq m / 735 sq ft  
Outbuildings = 23.1 sq m / 249 sq ft  
Total = 238.4 sq m / 2,566 sq ft



**Outbuilding 1**  
(Not Shown In Actual  
Location / Orientation)



**Outbuilding 2**  
(Not Shown In Actual  
Location / Orientation)

**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.