



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



14 Iverdale Close, Iver, Buckinghamshire. SL0 9RL.

£550,000 Freehold

\* CUL-DE-SAC LOCATION\*

\* WALKING DISTANCE TO BOTH IVER INFANTS SCHOOL AND JUNIOR\*

\* APPROVED 5 METRE EXTENSION\*

\*GOOD CONDITION\*

Hilton King & Locke are pleased to bring to the market this Three Bedroom semi-detached family home in a sought after Cul-de-sac which is well presented throughout and has the scope for a loft conversion under permitted development and approved planning permission for a 5 metre extension.

This property must be viewed internally and is close to amenities including quick and easy access to the motorway network.

This bright and airy home that has recently been decorated benefits from a modern kitchen, garage with power and large ground floor accommodation which is perfect for all the family to enjoy.

Internal accommodation includes an entrance hall with laminate floor, modern decorated bay fronted living room, which is open plan to the dining area, stunning kitchen which has an extensive range of modern eye and base level units with integrated kitchen appliances. There is also a full width patio door that leads out onto the garden, adding plenty of natural light to the room.

Upstairs are three well-proportioned bedrooms, all presented to a high standard, a contemporary styled three-piece bathroom suite and a fully boarded loft finishes the upstairs.

Outside, there is a beautiful front garden with shared side access, and to the rear is a low maintenance 100ft garden with back access to a large rear garage with electrics and parking.



## THE AREA

Iver is a semi-rural village that is within walking distance situated between Uxbridge and Slough. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Iver has a mainline railway station to Paddington. Iver is on the Crossrail route (Elizabeth Line) which provides direct access to Canary Wharf in 40 minutes and Bond Street in 26 minutes. Central London is easily accessible by road via the M40 (J1A), M4 (J5) 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 that are within walking distance. Burnham Grammar School, Dr Challoner's High School for Girls and Dr Challoner's Grammar School for Boys are all a short drive away.

The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield. Horse racing can be found at Windsor, Sandown, and Kempton Racecourses.



### 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

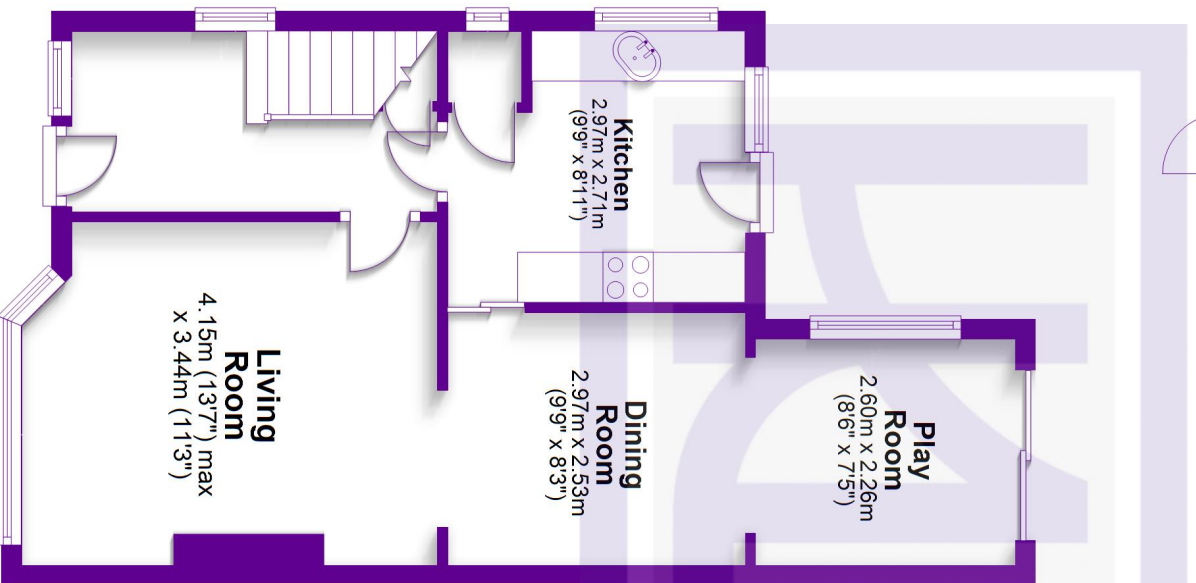
Tel: 01753 650033  
iver@hklhome.co.uk

## Ground Floor

Approx. 67.9 sq. metres (730.6 sq. feet)

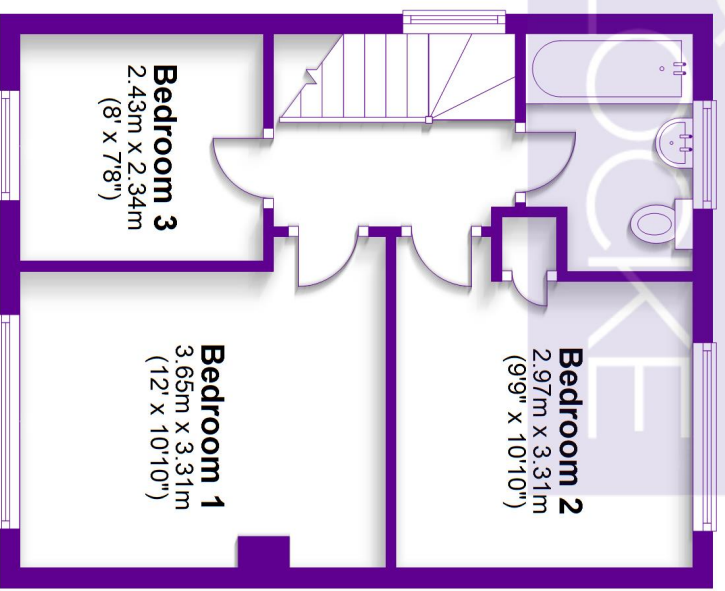


**Garage/Gym**  
4.06m x 6.06m  
(13'4" x 19'11")



## First Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



**Total area: approx. 104.4 sq. metres (1124.1 sq. feet)**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only.

Total areas inc garages & outbuildings.

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