



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



4 St Margarets Close, Iver, Buckinghamshire. SL0 0DB.

£800,000

Hilton King & Locke, is delighted to present this stunning semi-detached home, meticulously refurbished to an exceptional standard throughout.

This impressive property boasts five spacious double bedrooms, each complete with fitted wardrobes and flooded with natural light. One of the first-floor bedrooms benefits from a luxury en-suite bathroom, offering added comfort and privacy.

Upon entering, you are greeted by a striking oak staircase with contemporary glass balustrades, setting the elegant tone that continues throughout the home. The ground floor features a large open-plan living space with underfloor heating – perfect for modern family living and entertaining. The sleek, fully integrated kitchen includes high-end appliances and a generous breakfast island, ideal for informal dining and social gatherings.

The first floor offers three well-proportioned double bedrooms, including the en-suite, along with a stylish family bathroom. The second floor provides two additional double bedrooms, making this property perfectly suited for larger families or those requiring versatile guest or office space.

Outside, the home continues to impress with a spacious side entrance and a beautifully



landscaped rear garden, ideal for summer entertaining. A versatile annex, currently used as storage and a secondary spice kitchen, adds further flexibility to the property.

A private driveway accommodating up to three vehicles ensures excellent off-street parking, while full CCTV coverage and Smart Home features offer added security and convenience.

Located on the sought-after St. Margaret's Close in Iver, Buckinghamshire (SL0), the property is ideally positioned for local amenities. Iver Junior School is just a one-minute walk away, and the home falls within the catchment area for highly regarded grammar schools.

This is a rare opportunity to purchase a truly exceptional family home in one of Iver's most desirable locations. Early viewing is highly recommended.



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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4 St Margarets Close, Iwer, SL0 0DB

Approximate Gross Internal Area

Ground Floor = 65.3 sq m / 703 sq ft

First Floor = 51.0 sq m / 549 sq ft

Second Floor = 36.0 sq m / 387 sq ft

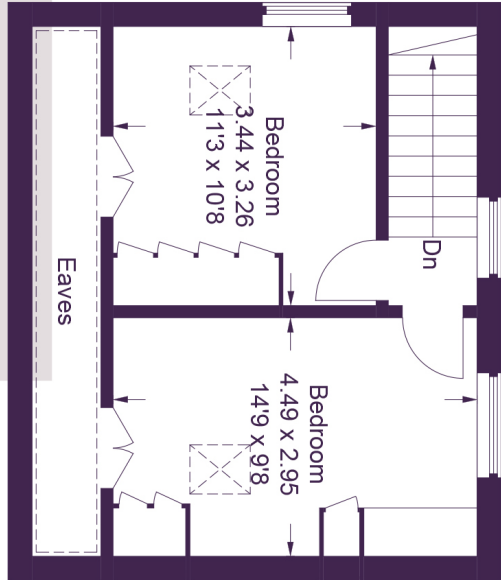
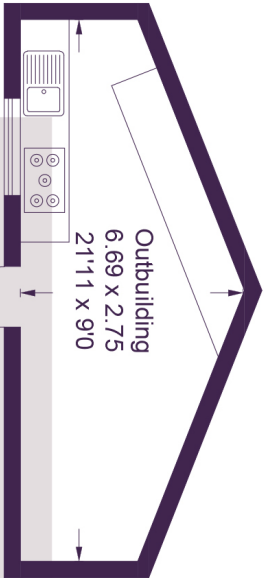
(Including Eaves)

Outbuilding= 14.1 sq m / 152 sq ft

Total = 166.4 sq m / 1,791 sq ft

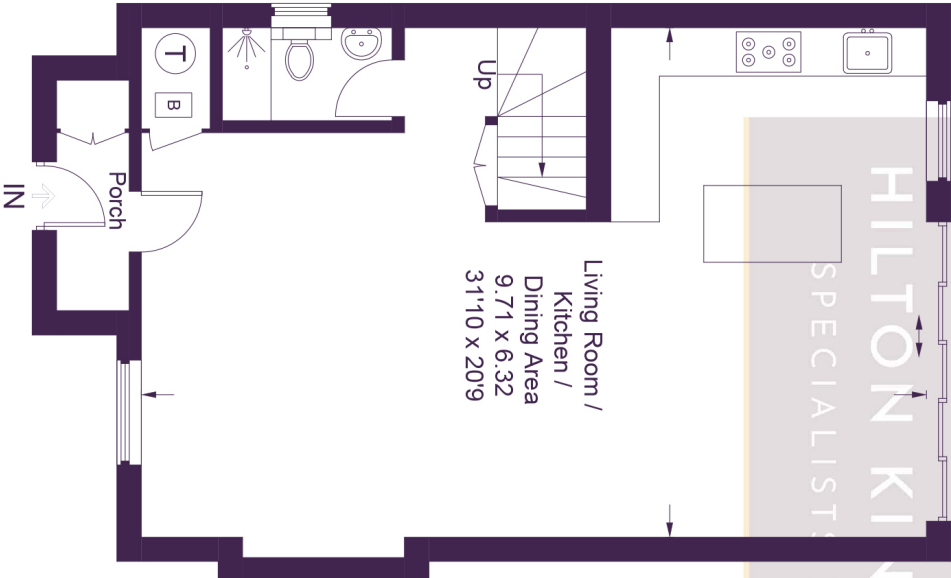


= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

Second Floor



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.