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

Offers In Excess of £880,000 Freehold

Hilton King & Locke are delighted to bring to the market this substantial detached family home, ideally situated in a sought-after cul-de-sac in Iver Heath. This impressive property offers spacious and versatile accommodation, perfect for modern family living. Set in a prime location, it is within easy reach of excellent local schools, shops, motorway links, and convenient bus routes.

Upon entering through a welcoming porch, you are greeted by a grand and airy entrance hall, which provides access to the principal ground floor rooms. This home is particularly well-suited to larger families and those who work from home, benefitting from a dedicated office space at the front of the property. To the front, the bright reception room features a beautiful bay window that floods the space with natural light and also houses the staircase to the first floor.

The rear-facing reception room is a standout feature, measuring an impressive 24'10 x 13'10. It provides a fantastic space for relaxing or entertaining, with ample room for a full suite of furniture. Large sliding doors lead directly to the garden, creating a seamless indoor-outdoor flow. The garden is low-maintenance, mainly laid to lawn and a high level of privacy—ideal for families and those who enjoy outdoor living without the upkeep.

At the heart of the home is the spacious kitchen/dining room, measuring 23'5 x 18'5. This area is perfect for family meals and entertaining guests, offering an abundance of both eye-level and base units, integrated appliances, and a skylight that bathes the room in natural light. There is also convenient access to the garden from here.

Upstairs, accessed via two separate staircases, you will find four generously sized double bedrooms. The principal bedroom is a standout, complete with a walk in wardrobe and a modern en-suite shower room. It also benefits from private access to the downstairs front reception room—ideal for use as a separate



annex or multi-generational living. The family shower room is stylish and contemporary, fully tiled and in excellent condition.

Externally, the property boasts a large driveway with ample parking, an electric vehicle charging point, and a wonderfully private rear garden that feels like your own personal retreat.

Key features include: Four double bedrooms Two generous reception rooms Spacious kitchen/dining room Home office Modern bathrooms EV charging point Low-maintenance garden Ample driveway parking Prime location in a quiet cul-de-sac In summary, this detached home presents an exceptional opportunity to enjoy spacious and flexible living, in a peaceful yet well-connected location. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

Location: Situated in a quite cul-de-sac The Close , this property benefits from a peaceful and family-friendly environment. Enjoy the best of both worlds with a serene neighbourhood setting, while still being conveniently close to essential amenities, schools, and leisure facilities.

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.

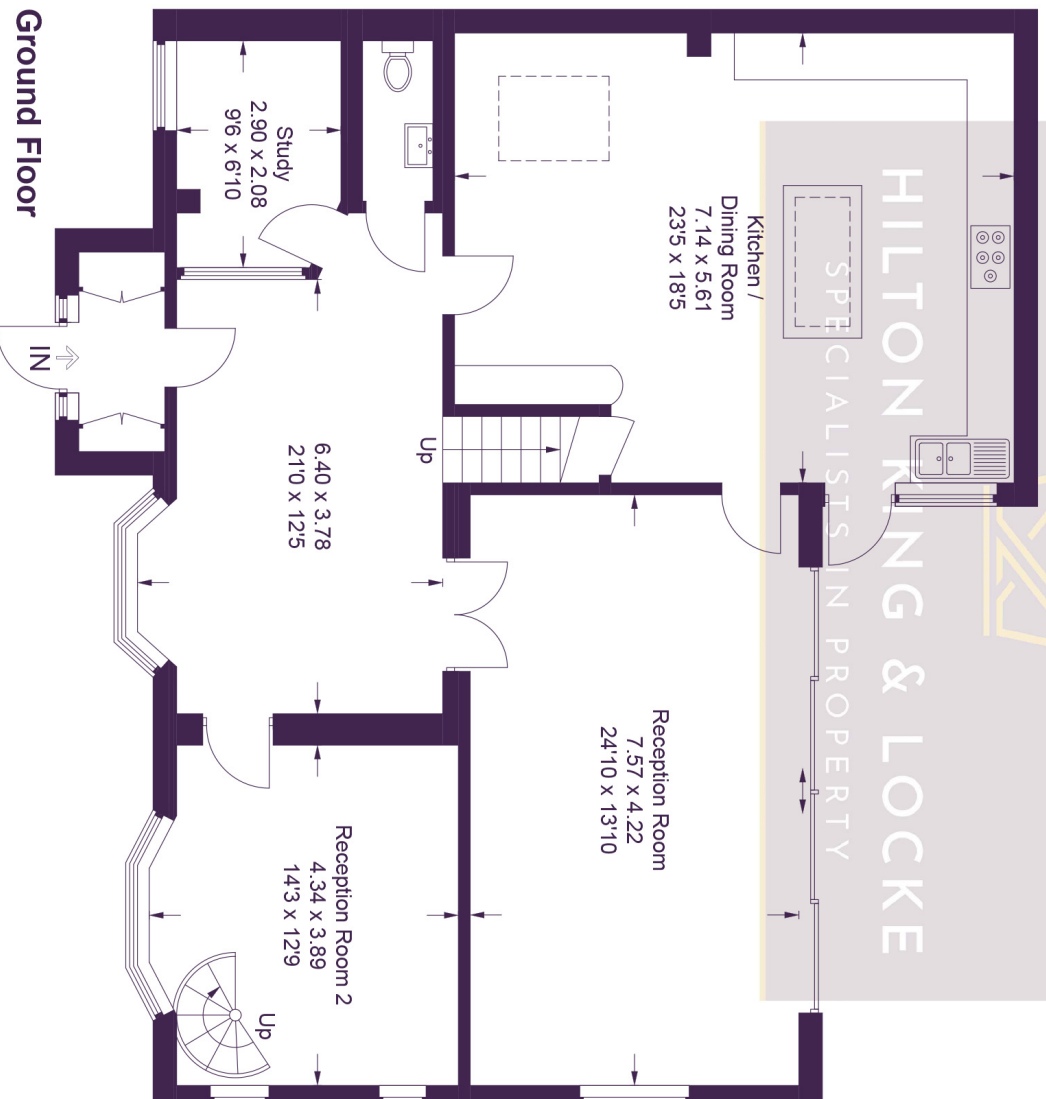
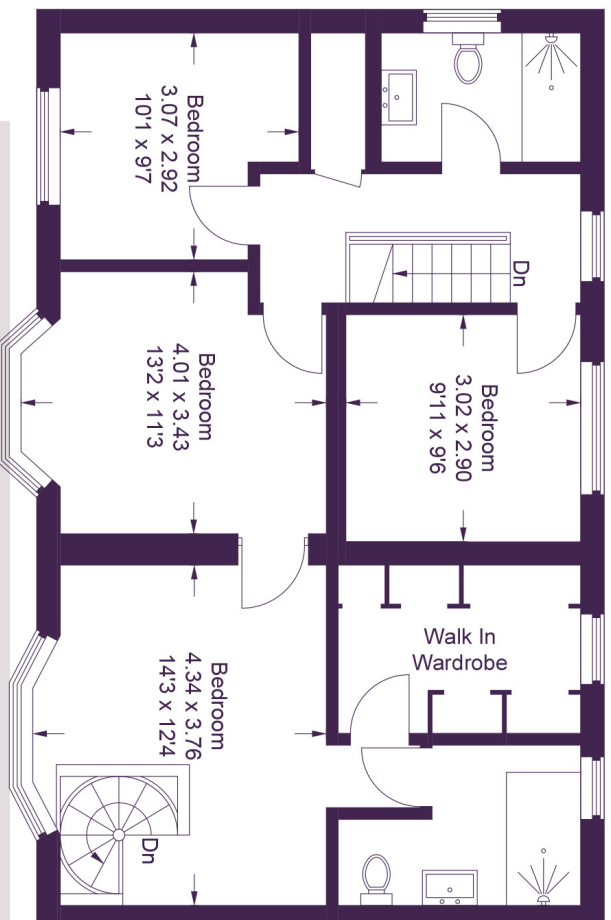


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Ground Floor = 128.2 sq m / 1,380 sq ft
First Floor = 75.6 sq m / 814 sq ft

Total = 203.8 sq m / 2,194 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.

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