



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



265 Church Road, Iver, Buckinghamshire. SL0 0RF.

£675,000 Freehold

Hilton King & Locke are pleased to bring to the market this stunning three-bedroom semi-detached family home. Offering potential to extend (subject to the usual planning permission).

Upon entering the property into the entrance hallway which leads into the through to the lounge with front aspect double glazed bay window, from here there is an open plan kitchen with a range of eye and base level units and views overlooking the rear garden from the patio doors and utility room. On the first floor, there are three bedrooms two double and one single and modern family bathroom.

Outside, the front garden provides off street for one car and the rear garden is mainly laid to lawn with trees and shrubs. Benefits include double glazing and gas central heating.

Iver Heath is located in the county of Buckinghamshire, South east England, four



miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Heath has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centres of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.



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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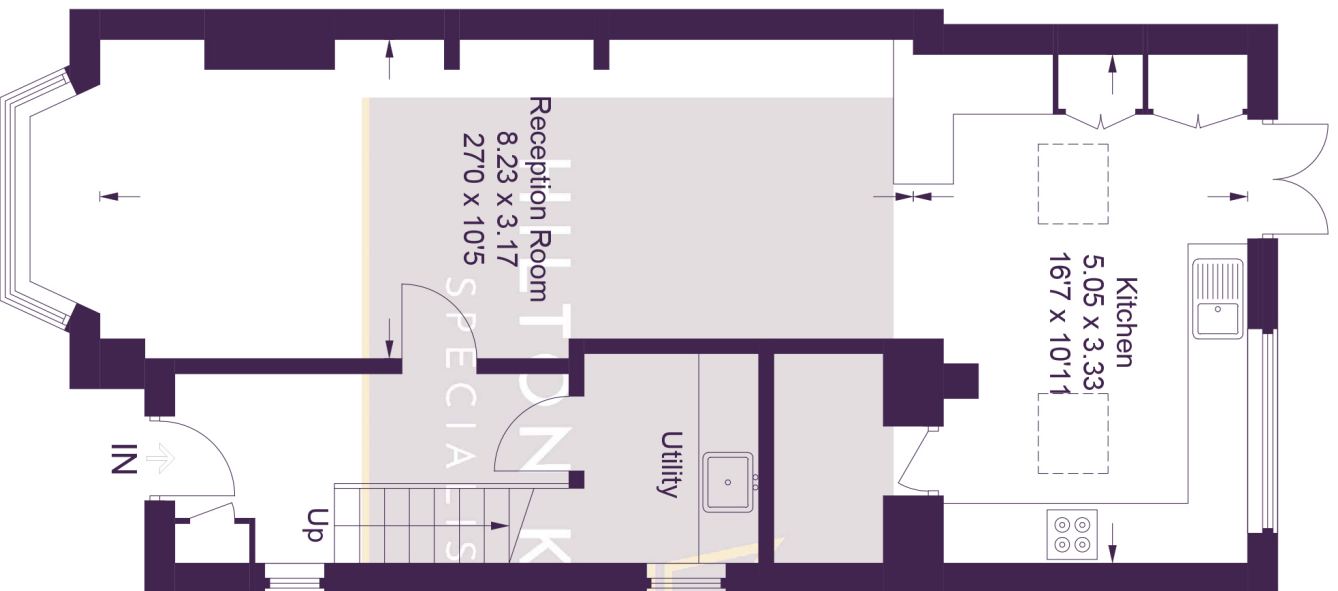
265 Church Road

Approximate Gross Internal Area

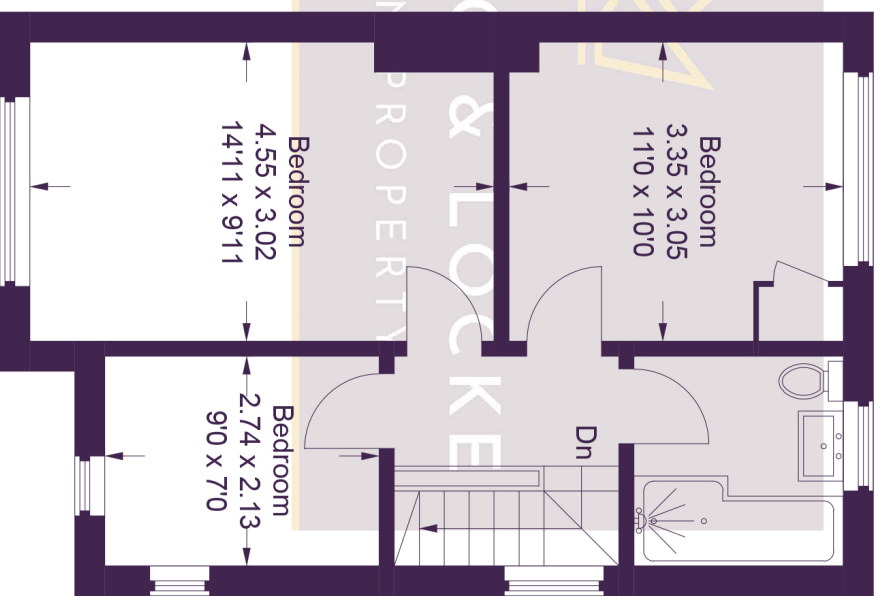
Ground Floor = 60.3 sq m / 649 sq ft

First Floor = 41.1 sq m / 442 sq ft

Total = 101.4 sq m / 1,091 sq ft



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.

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