



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



107 Ashford Road, Iver Heath, Buckinghamshire. SL0 0QF.

£800,000 Freehold

Hilton King & Locke are delighted to bring to the market this substantial three-bedroom semi-detached family home, situated on a popular residential road in Iver Heath. The property has been maintained to an exceptionally high standard by the current owners.

Parking is effortless, with a newly landscaped driveway offering ample space for multiple vehicles. Upon entering, you are welcomed by a bright, open hallway that floods the space with natural light, enhanced by the stunning feature of a glass staircase. The hallway provides access to various parts of the home, including a convenient downstairs WC and generous under-stairs storage ideal for coats, shoes, and housing the meters.

The front reception room is a cosy, inviting space with room for a three-piece sofa set and coffee table. Perfect for family time, this room also benefits from a charming gas log fireplace, adding warmth and character during the winter months, as well as multiple plug sockets with USB ports.

The heart of the home is the spacious family kitchen, boasting a range of eye-level and base units, along with ample space for a large dining table and chairs. A further benefit is the built-in water filtration system, ensuring crisp, fresh drinking water. French doors from the kitchen open directly onto the garden.

From the hallway, you can also access the integral garage, which features an electric up-and-over door, extensive storage options, plumbing for a washing machine and tumble dryer, and an additional sink. This versatile space doubles as a utility room and provides direct access to the garden. With plentiful electrical sockets, it could make an ideal workshop or, subject to planning consent, be converted for further use.

Upstairs, you will find three double bedrooms, each with fitted wardrobes. The master bedroom stands out with its walk-in wardrobe offering excellent storage, along with a private en-suite bathroom complete with a jacuzzi bath. A family shower room completes the first floor.

The loft is fully boarded, fitted with a light and ladder, and benefits from a larger-than-average hatch for easy access. This space also offers potential for conversion, subject to the usual planning consents.

The rear garden is a true sanctuary, offering complete privacy with mature shrubs and a decking area ideal for summer entertaining along with a storage shed with power. A rear gate provides direct access to Iver Heath fields—perfect for walking, cycling, and dog walking. The property is within walking distance of Iver Heath Infant and Junior Schools and benefits from excellent transport links, including easy access to Heathrow Airport and major



motorway routes. This is an outstanding family home offering space, modern living, and a superb location

Early viewing is highly recommended.

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion."



#### 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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# 107 Ashford Road

Approximate Gross Internal Area

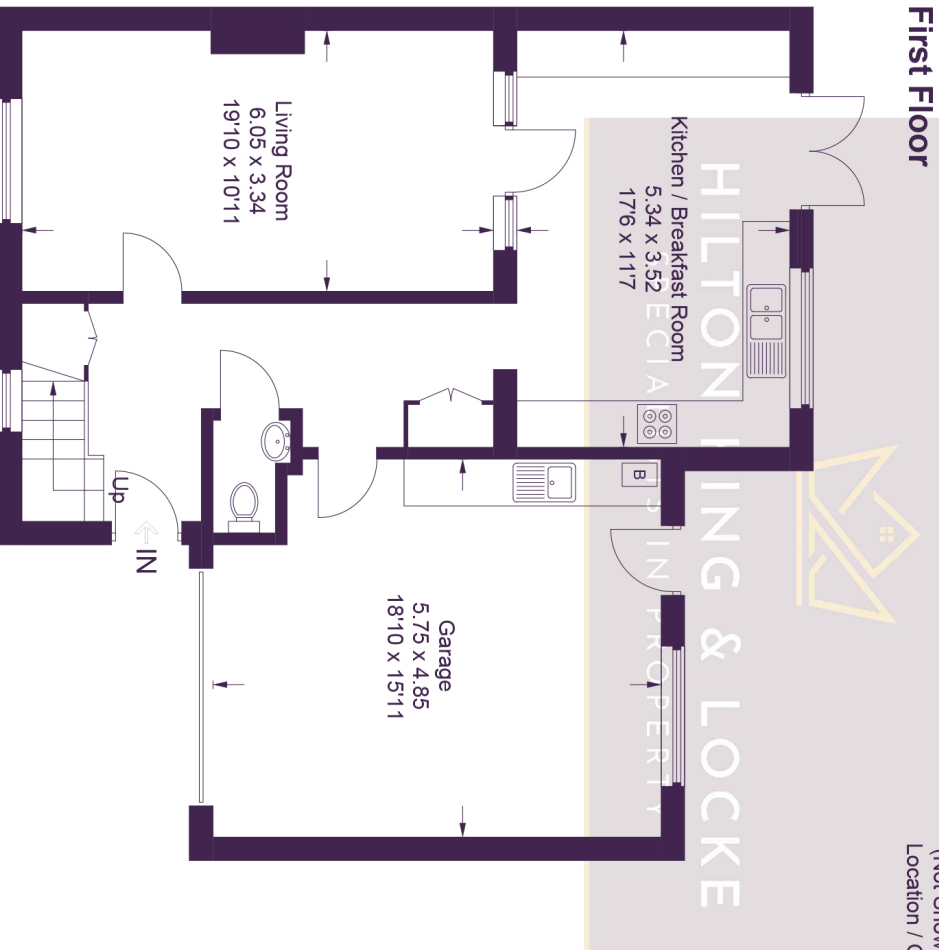
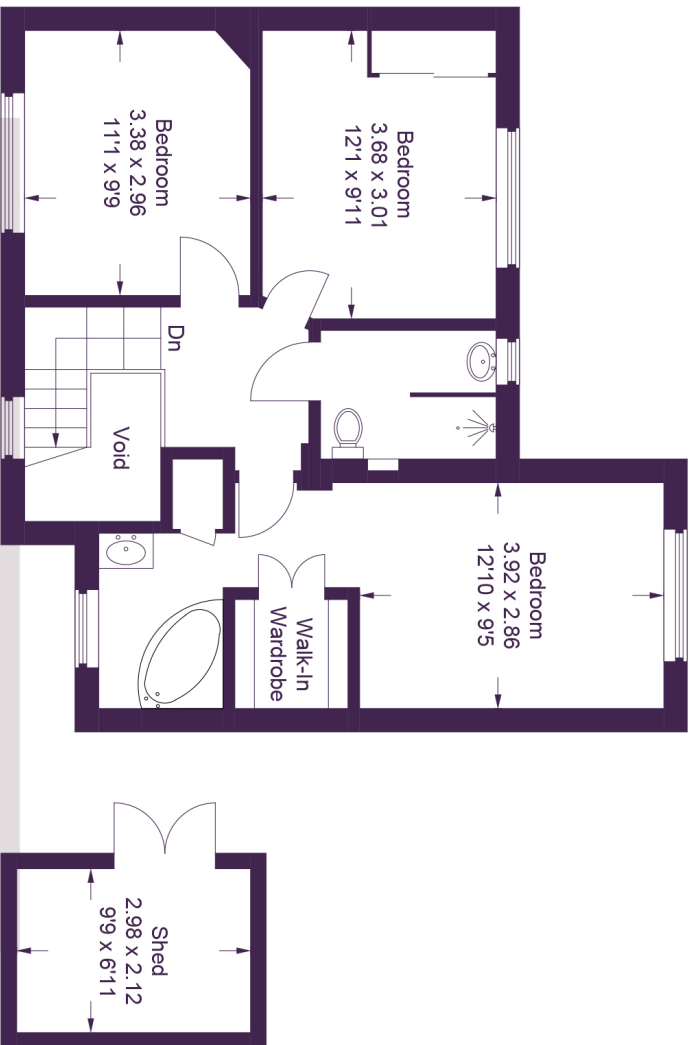
Ground Floor = 84.3 sq m / 907 sq ft

First Floor = 54.2 sq m / 583 sq ft

Shed = 6.3 sq m / 68 sq ft

Total = 144.8 sq m / 1,558 sq ft

(Including Garage / Excluding Void)



## Ground 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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