



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



3 The Close, Iver Heath, Buckinghamshire. SL0 0HE.

£650,000 Freehold

**\*WELL, PRESENTED THREE BEDROOM DETACHED HOME\***

**\*THREE EXCELLENT SIZED FIRST FLOOR BEDROOMS\***

**\* NO CHAIN\***

**\* POTENTIAL FOR EXTENSION (STPP)\***

Hilton King & Locke are pleased to bring to the market this 3-bedroom detached house nestled in the highly desirable neighbourhood in Iver Heath that offers a combination of style, space, and convenience, this property presents an incredible opportunity for families seeking their dream home with plenty of potential.

This property has an abundance of natural sunlight throughout the day, creating a warm and inviting atmosphere. This house comes with ample parking spaces, ensuring that you and your visitors can conveniently park your vehicles with ease. This property also has the added benefit of a large double garage with power.

The home features a generous reception room with fireplace that is thoughtfully designed for various needs. The versatile layout allows you to create the perfect space for entertaining guests or spending quality time with family. Embrace the cosy ambiance where you can unwind with a book or enjoy movie nights with loved ones. This room provides an elegant space for hosting dinner parties or enjoying family meals.

The kitchen offers plenty of eye and base level units with an integrated hob. This property also benefits from an added utility room that leads onto the integral double garage with power that could be converted for various needs subject to planning consents.

This property boasts three spacious bedrooms, providing ample



room for family members or guests. Each bedroom offers comfort and privacy, making it a perfect sanctuary to retreat to at the end of the day. The well-appointed family bathroom provides a serene retreat for relaxation with bath and separate shower and W/C. This room is equipped with fixtures and fittings to cater to your every need. This property has an additional separate W/C.

The garden is a delightful blend of a lush lawn and a patio area. Perfect for hosting outdoor gatherings, or simply basking in the tranquility of your own outdoor haven.

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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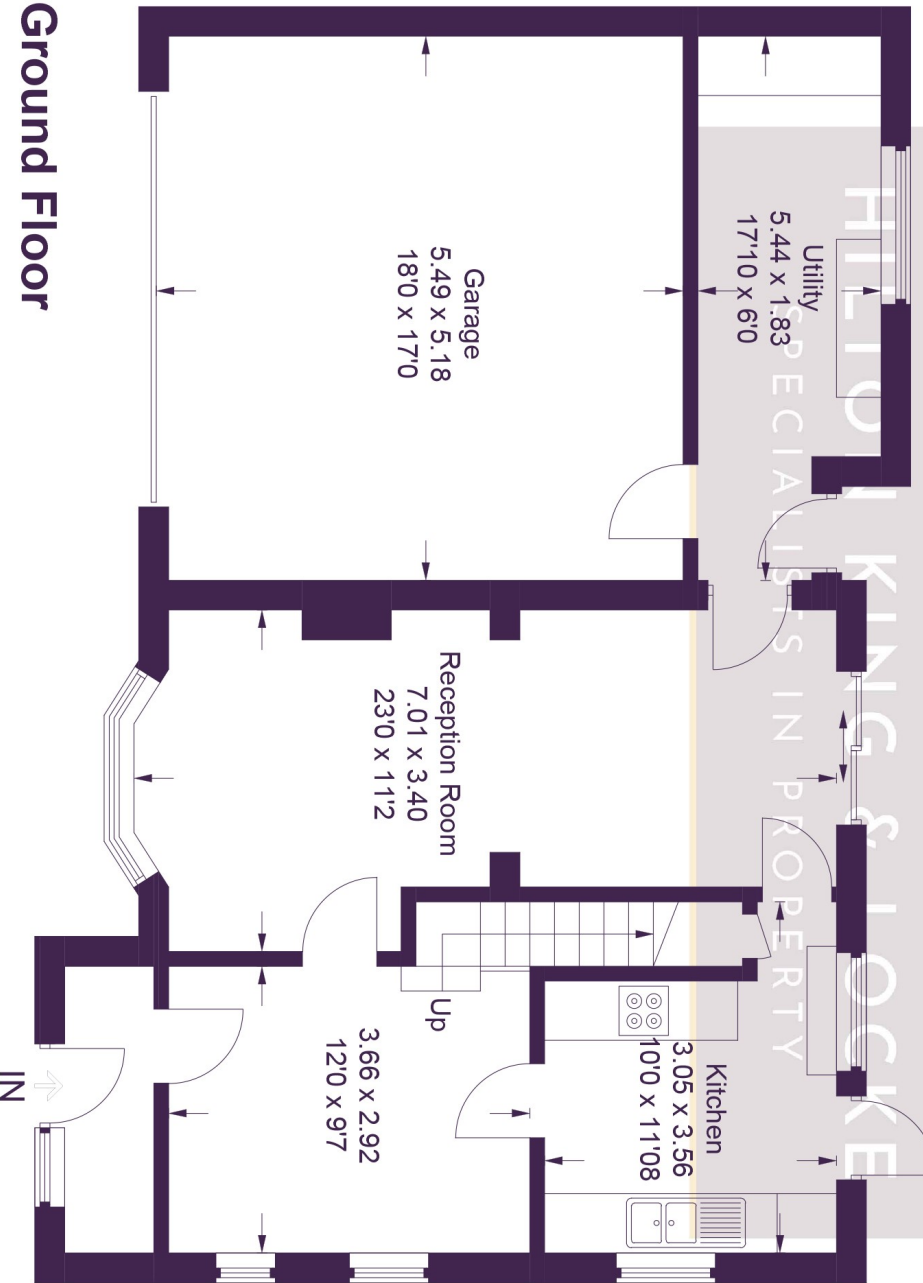
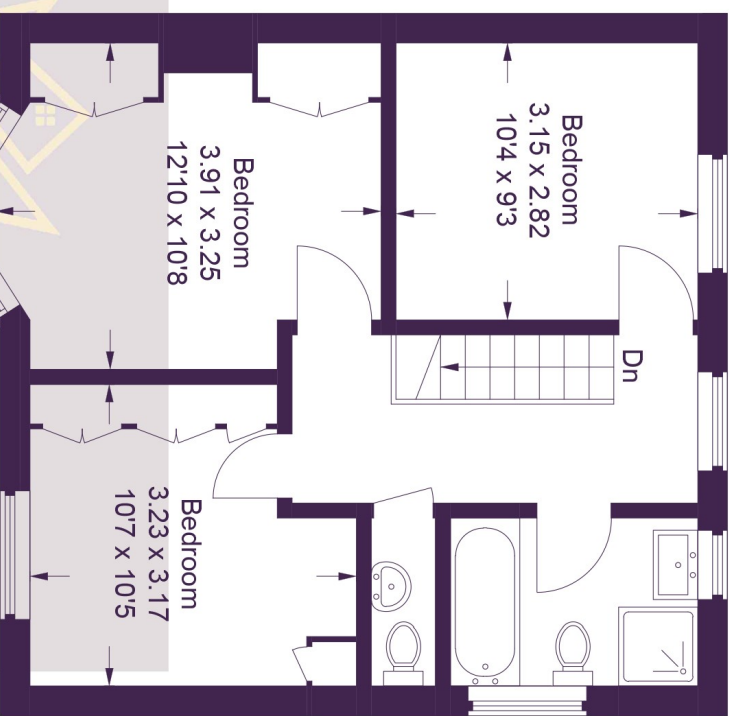
# 3, The Close

Approximate Gross Internal Area

Ground Floor = 88.8 sq m / 956 sq ft (Including Garage)

First Floor = 44.4 sq m / 478 sq ft

Total = 133.2 sq m / 1434 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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