



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



86 Ashford Road, Iver, Buckinghamshire. SL0 0QF.

£850,000 Freehold

Stunning 3-Bedroom Semi-Detached Family Home in Iver Heath

We are delighted to present this spacious 3 double-bedroom semi-detached family home, ideally situated on a quiet road in Iver Heath. Offering an impressive blend of modern living and family comfort, this property is perfect for those looking for a home that combines both space and convenience. This property benefits from a large driveway providing off-road parking for up to 4 cars.

A welcoming hallway leads into a stunning downstairs reception room, creating an inviting atmosphere for relaxation or entertaining. The modern Kitchen/Dining Room is light and airy and offers open-plan living, enhanced by a skylight and bi-folding doors opening onto the garden.

The kitchen is fully equipped with ample eye and base-level units, plus integrated appliances for your convenience. A well-proportioned utility room, offering additional storage and access to a connecting shower room, which also provides outside access. Leading upstairs you have three generous double bedrooms, all with plenty of space and natural light. The family bathroom completes the upstairs layout.

A good-sized garden with a patio area, perfect for outdoor dining, and a mainly grassed area. A back gate leads directly into the Iver Heath fields, offering easy access to scenic walks and ideal for dog lovers. Prime Location: Within walking distance to Iver Heath Infants and Junior School, and benefiting from excellent local transport links, including easy access to Heathrow Airport and major motorway routes. This property is the perfect family home, offering ample space both inside and out, in a sought-after and well-connected location.





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.



23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
iver@hklhome.co.uk



86 Ashford Road

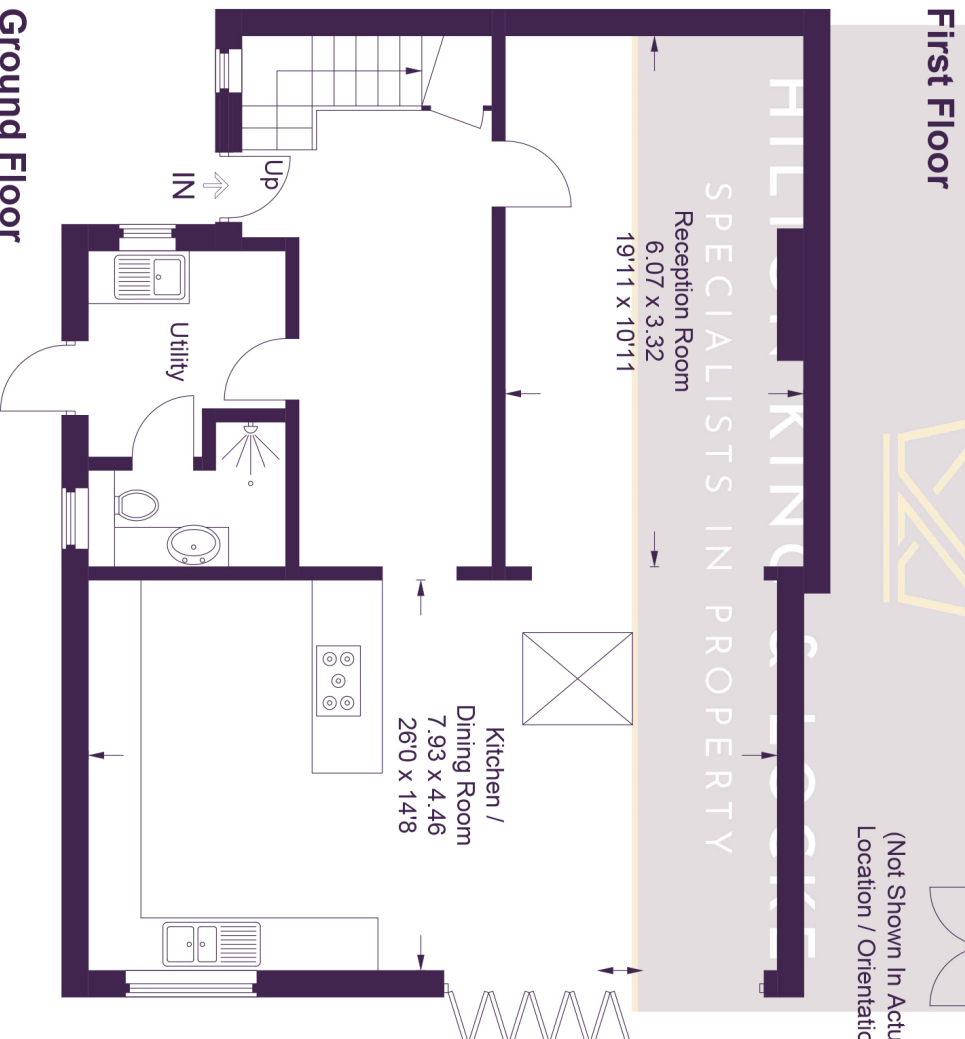
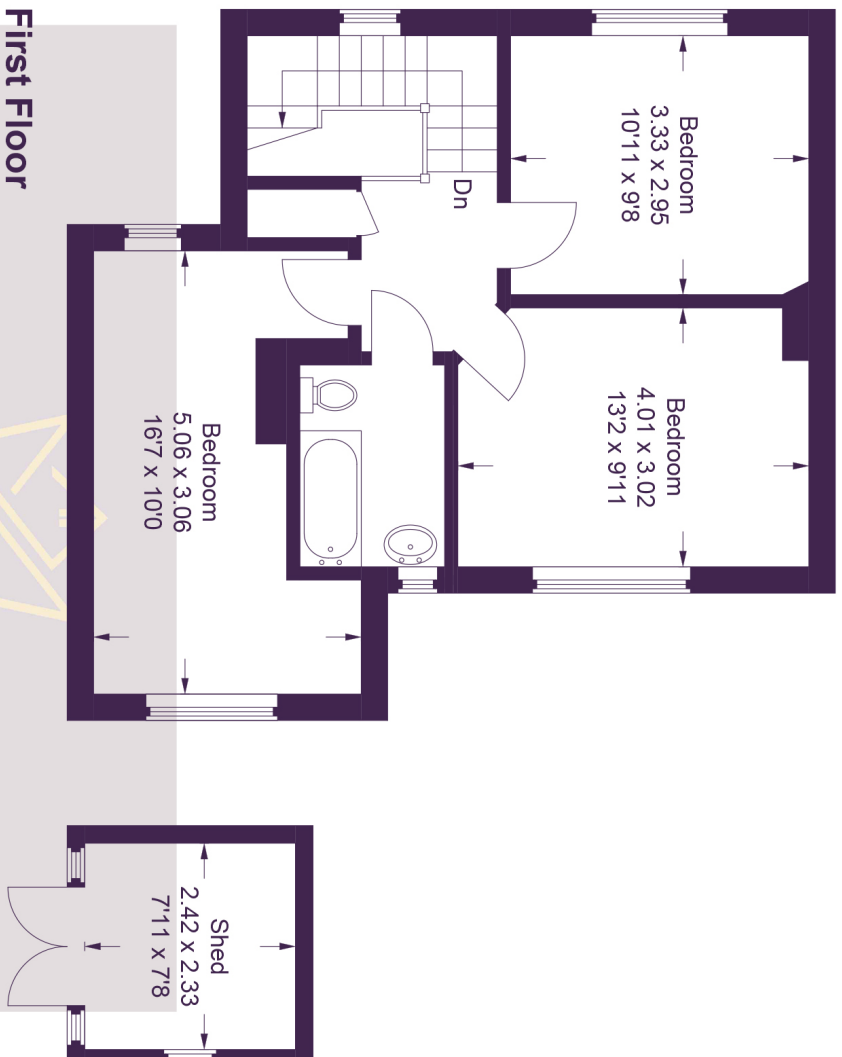
Approximate Gross Internal Area

Ground Floor = 81.9 sq m / 881 sq ft

First Floor = 49.4 sq m / 532 sq ft

Shed = 5.6 sq m / 60 sq ft

Total = 136.9 sq m / 1,473 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.