



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



7 Post Meadow, Iver Heath, Buckinghamshire. SL0 0DU.

£520,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful three-bedroom home that boasts 1,053 sq ft.

Nestled in one of Iver Heaths, sought after cul-de-sacs this remarkable detached bungalow offers a harmonious blend of spacious interiors and lush outdoor spaces.

Upon entering the property that is set back from the road you are greeted by ample parking spaces for multiple cars, providing convenience for both residents and guests as well as side access that give you access the well-maintained garden. This property also comes to the market with no CHAIN!

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring an elegantly designed reception room that provide a versatile space for relaxation and entertainment.

The kitchen boasts eye and base leave units and connects seamlessly to the large open plan reception room that caters to modern convenience and functionality providing access to outside.

The spacious accommodation includes three double bedrooms and a family bathroom with separate W/C. This property has the added benefit of a garage. Set in a corner position with impressive frontage. The garden is laid to lawn with a patio area.

LOCATION

A convenience store, local shopping parade (with Co-op supermarket) and bus routes are all within walking distance. The town centre of Uxbridge (with Metropolitan Line & Piccadilly Line), Iver, Richings Park (with Elizabeth Line) are all within a short drive. London Heathrow Airport, the motorway network and Stockley Business Park are all also within easy motoring distance.

Auctioneer Comments



This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.




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.

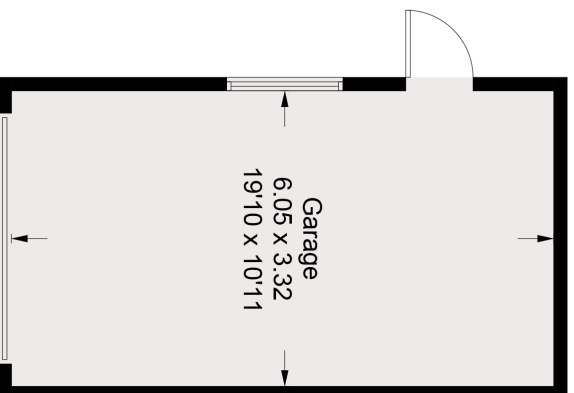
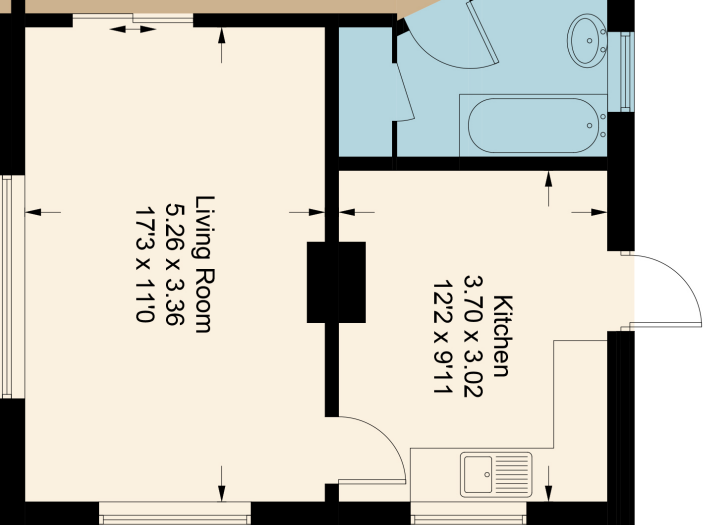


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7 Post Meadow

Approximate Gross Internal Area = 77.9 sq m / 838 sq ft
Garage = 20.0 sq m / 215 sq ft
Total = 97.9 sq m / 1,053 sq ft



at guidance only. Not drawn to scale unless stated. Windows and door openings
list every care is taken in the preparation of this plan, please check all dimensions,
and compass bearings before making any decisions reliant upon them.
CJ Property Marketing Ltd Produced for Hilton King & Locke