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15 Calderwood, Leacroft Road, Iver, Buckinghamshire. SL0 9QP.

OIEO £1,100,000 Freehold

Calderwood is a substantial four bedroom, four reception, three bathroom executive home beautifully tucked away in a small, quiet development behind Leacroft Road. This impressive family home is also walking distance to Iver's amenities, including local shops, a post office, and Infant & Junior Schools. In total the house offers over 2200 square ft of accommodation.

A particular feature of this property is the adaptable accommodation, especially on the ground floor which extends to some 1475 square ft, and has the potential to convert part of this space into an annexe (subject to the usual consents).

The living room measures 22'8 x 11'10, has a front window plus patio doors which lead out to the garden. Also located off the main hall are a rear aspect dining room, a double aspect kitchen, a utility and a 10' x 9'3 study that has an ensuite shower room.

The study gives you direct access to the huge 22'1 x 15'0 games room, that in turn offers a twin aspect over the front drive, and access to the 15'10 x 15' double garage.

Upstairs there are four excellent sized and well proportioned bedrooms. Bedroom one measures 11'5 x 11'1 and has a spacious ensuite plus fitted wardrobes, while bedroom two is some 15'8 x 11'1. Bedrooms three and four have rear aspects overlooking the garden, while a family bathroom completes the accommodation.

Outside there is a large gravel drive which offers excellent parking for 6/7 cars in front of the garage, and to the rear is a



south east facing garden that has a patio, lawn, summerhouse along with high hedges surrounding the borders.

## THE AREA

The property is accessible to a local Co-op, Costa, The Swan Public House and all of the High Street's amenities. It is located near the Iver Medical Centre and is walking distance to both of the village's Infant and Junior Schools.

Iver is popular for its tranquillity and accessibility, with quick road access to the M25, M4, M40 and A40 Great West Road.

Iver Rail Station is just over a mile away and is a stop on the Crossrail Elizabeth Line which makes journey times to Farringdon or Liverpool Street last only 30-35 minutes. Langley Station (also on the Crossrail route) is just over a mile away as well (and has the benefit of a bus service just at the top of the road).

Iver lies within an hour by road from all London airports; in particular Heathrow which is approximately 7 miles away (15-20 minutes).



### 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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# Calderwood

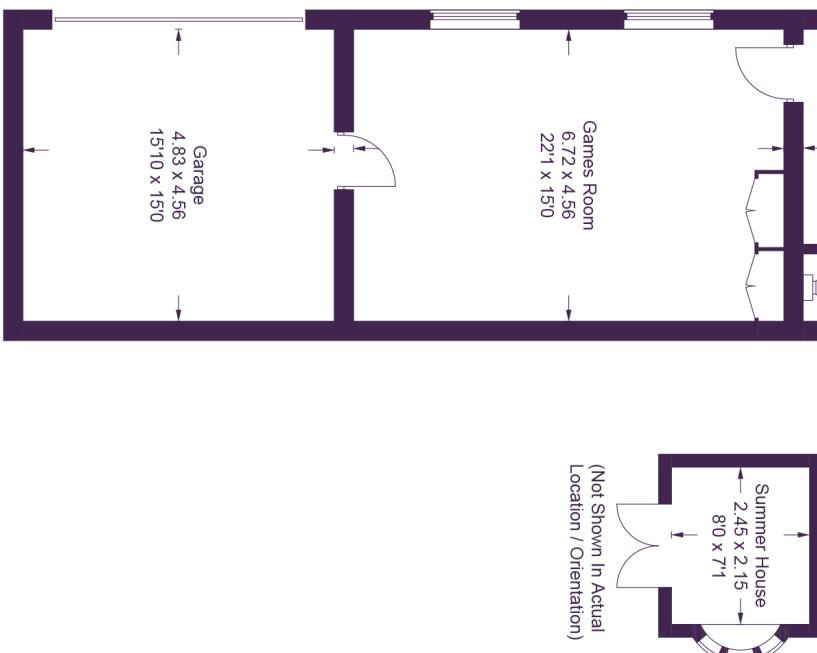
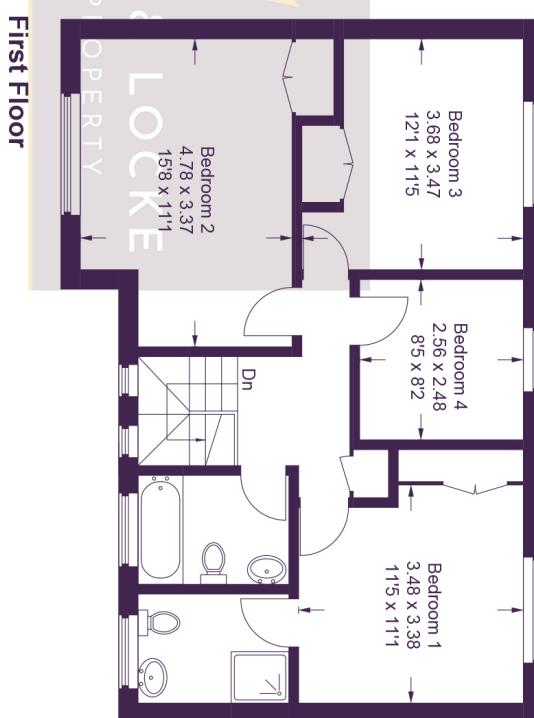
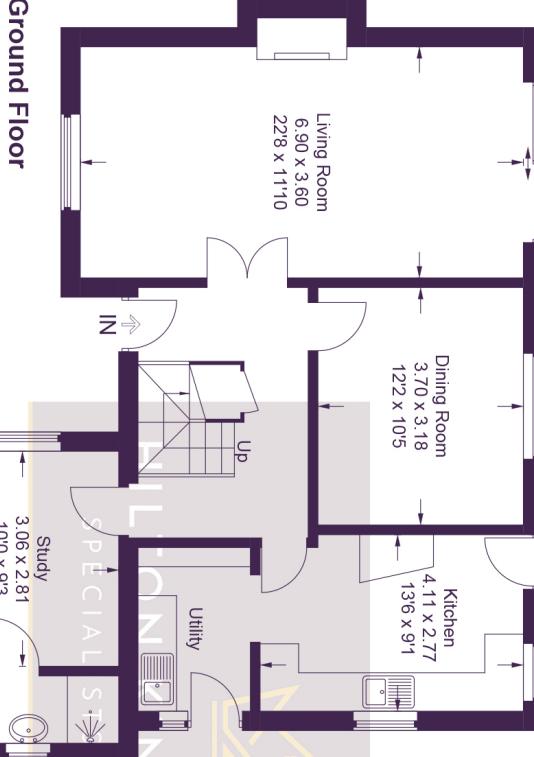
Approximate Gross Internal Area

Ground Floor = 137.0 sq m / 1,475 sq ft

First Floor = 65.3 sq m / 703 sq ft

Summer House = 5.3 sq m / 57 sq ft

Total = 207.6 sq m / 2,235 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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