



HILTON KING & LOCKE
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16 Grange Way, Iver, Buckinghamshire. SL0 9NU.

£475,000 Freehold

Hilton King & Locke are delighted to present this beautifully presented three-bedroom family home, offering 1,122 sq ft of stylish and versatile living space. Tucked away on a quiet residential road, this charming mid-terrace property perfectly combines spacious interiors with low-maintenance outdoor areas—ideal for modern family living.

Key Features: Over 1,100 sq ft of internal space, Three reception rooms, Conservatory and landscaped garden, Driveway with ample parking, Three well-proportioned bedrooms, Modern kitchen and bathroom, Excellent storage throughout Property.

Set back from the road, the property welcomes you with a spacious driveway offering parking for multiple vehicles—perfect for both residents and guests. Inside, a bright and open hallway sets the tone, filled with natural light and offering seamless access to the rest of the home. The ground floor features a handy downstairs WC, three generous reception areas, and a practical yet stylish kitchen. The kitchen is well-equipped with a range of eye and base-level units, integrated appliances, and space for a washing machine, fridge/freezer, and dishwasher. The main living room boasts a charming feature fireplace and flows effortlessly into the glass conservatory, which opens out onto the well-maintained rear garden.

This private outdoor space is finished with low-maintenance astro turf and includes two large brick-built storage sheds with power—ideal for storing



garden tools or outdoor furniture.

Upstairs: The first floor hosts three spacious bedrooms, all offering ample space for free-standing furniture. The master bedroom is especially generous, while bedrooms two and three benefit from fitted wardrobes. A fully tiled family bathroom completes the upper level, featuring a full-size bathtub.

Outdoor Space: The rear garden offers a private, peaceful retreat with a low-maintenance finish, ideal for relaxing or entertaining. The two powered storage sheds add practical functionality for growing families.

Location: Iver is a sought-after semi-rural village nestled between Uxbridge and Slough, offering a peaceful lifestyle with excellent transport links. The M40 (J1A) and M25 (J16) are easily accessible, as are Heathrow and Gatwick Airports. Iver also benefits from nearby train stations and easy access into Central London. Families will appreciate the area's excellent educational options, including the renowned Buckinghamshire grammar schools such as Dr Challoner's High School for Girls and Dr Challoner's Grammar School for Boys.



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.

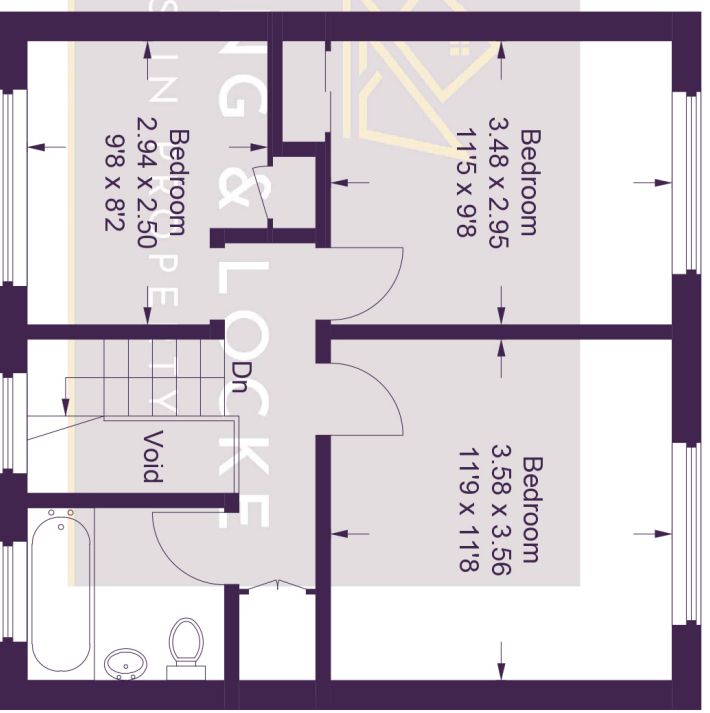
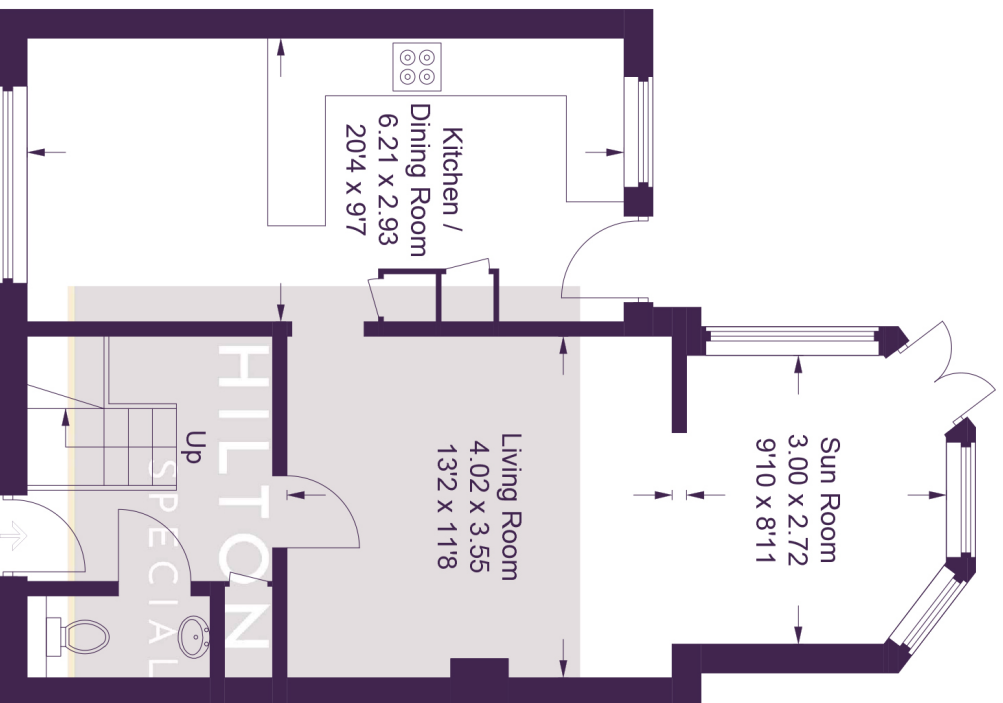
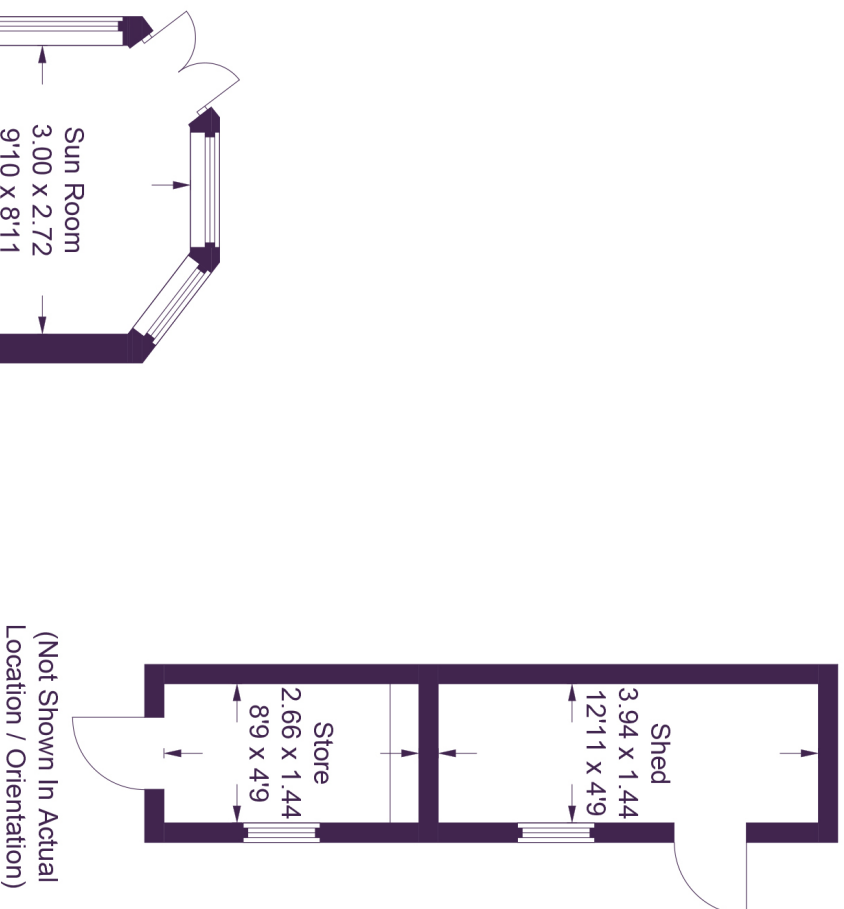


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16 Grange Way

Approximate Gross Internal Area
Ground Floor = 51.4 sq m / 553 sq ft
First Floor = 43.0 sq m / 463 sq ft
Outbuilding = 9.9 sq m / 106 sq ft
Total = 104.3 sq m / 1,122 sq ft
(Excluding Void)



Ground Floor

First 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.