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146c Swallow Street, Iver Heath, Buckinghamshire. SL0 0HR.

£1,075,000 Freehold



A property that must be viewed internally.

Hilton King & Locke are pleased to bring to the market this stunning four-bedroom detached house that has fantastic accommodation of 1,624 sq ft.

Upon entering the property on the ground floor is a porch entrance that give you access to the integral garage with electric door. Leading on this perfect family home offers an extensive range of contemporary kitchen units and integrated appliances. This really is the hub of the home with a separate dining room that give you the option for a more formal entertaining area. The reception room is good in size at 19'1x 13'0 along with bi folding doors leading out to your garden bringing the outside in. There is plenty of storage under the stairs as well as a downstairs W/C.

On the first floor is a 16'9x13'0 master bedroom with ensuite shower room and wall length fitted wardrobes. This room overlooks the private and peaceful garden. This property benefits from three further double bedrooms with two of them also benefiting from plenty of fitted wardrobes. Completing this floor is the modern three-piece family bathroom.

Outside there are stunning views at the rear over the large garden that is mainly laid to lawn with a brick-built seating area, perfect for enjoying in the summer months and for alfresco dining. There is ample off-street parking to the front on a block paved driveway. This property is immaculate throughout and includes double glazing plus high-quality fixtures and fittings.

Located in a popular road in Iver Heath, which offers a selection of local shops and amenities. The mainline railway station at Iver runs into London Paddington in just under 30 minutes and Black Park and Langley Park offer beautiful woodland walks, ideal for young families. There are a range of schools, recreational facilities and local shopping amenities within easy reach of this property. The larger centres of Uxbridge and Gerrard's Cross





provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. The beautiful surrounding countryside including Black Park and Langley Park has an excellent network of footpaths and bridleways.



#### 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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# 146c Swallow Street

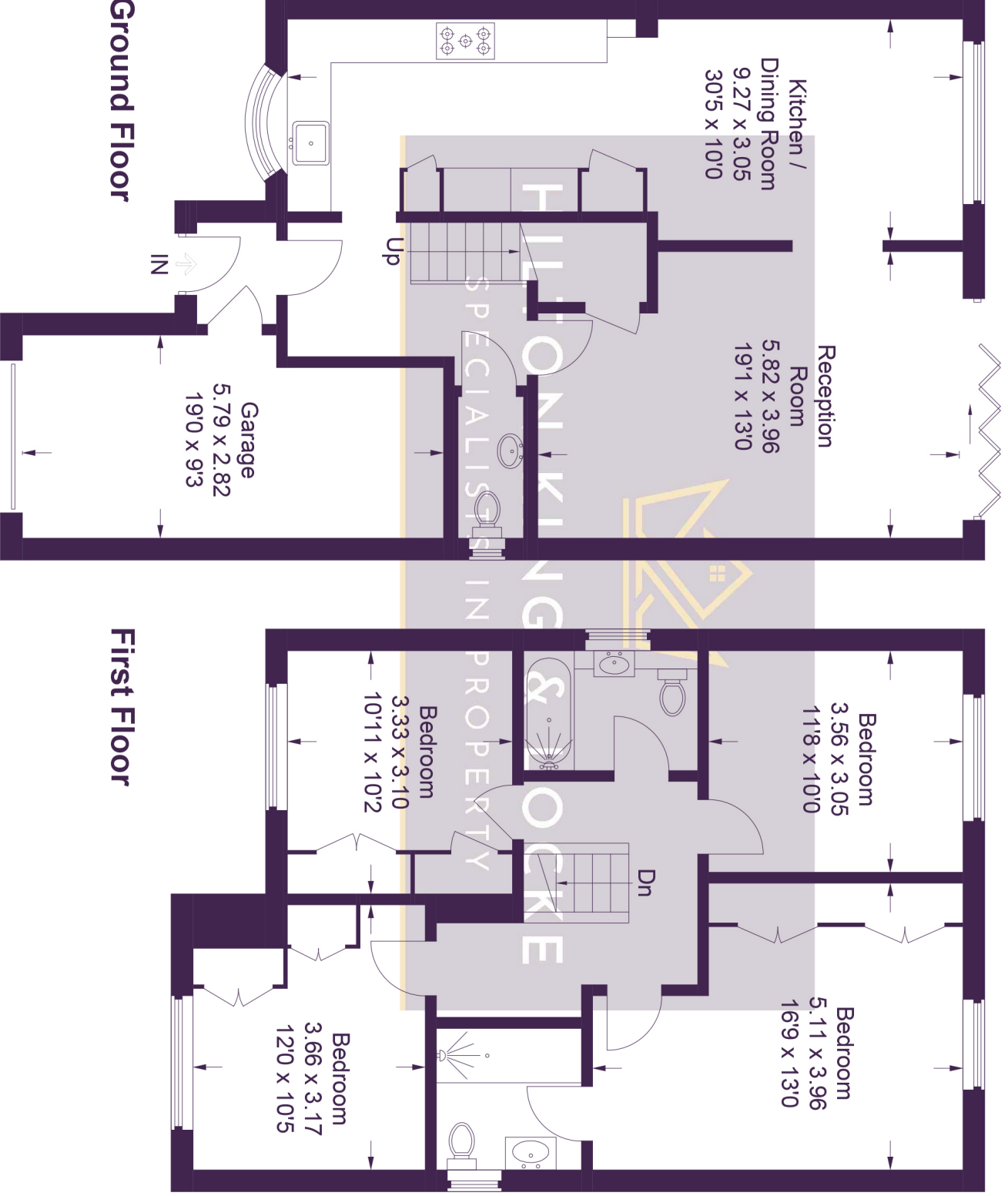


Approximate Gross Internal Area

Ground Floor (including Garage) = 79.7 sq m / 858 sq ft

First Floor = 71.2 sq m / 766 sq ft

Total = 150.9 sq m / 1,624 sq ft



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.