



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



12 Coopers Row, IVER, Buckinghamshire. SL0 0HW.

£650,000 Freehold

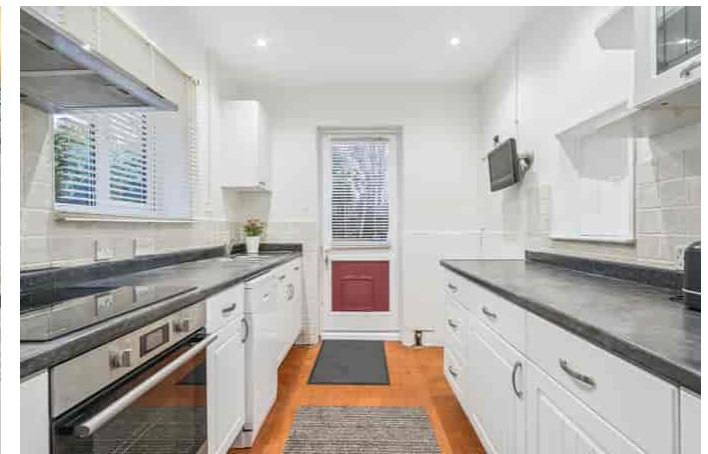
Hilton King & Locke are delighted to bring to the market this three-bedroom semi-detached family home, ideally positioned in a popular cul-de-sac location in Iver Heath. Offered with NO ONWARD CHAIN, this property presents an excellent opportunity for families and buyers looking to put their own stamp on a home.

The property benefits from ample off-street parking and a mature front garden. Upon entering, you are welcomed by a spacious hallway providing access to the main living areas of the home. The front-aspect living room features a bay window that floods the space with natural light and offers ample room for both lounge seating and a dining table.

A charming open fireplace serves as a standout feature, providing warmth and character during the winter months. A real highlight of the home is the glass conservatory, which flows seamlessly from the living room and enjoys panoramic views over the private, mature rear garden. This versatile space is ideal as a sunroom or reading room.

The kitchen, fitted with tiled flooring, offers a range of eye- and base-level units along with space for freestanding appliances. From here, there is access to the outside and the garage, which could be converted subject to the usual planning consents. The garage is generously sized and suitable for additional parking or storage.

Upstairs, the property offers three well-proportioned bedrooms, with the master bedroom benefiting from full-width mirrored fitted wardrobes. A family bathroom and separate WC complete the first floor. The rear garden is a true sanctuary, offering excellent privacy with mature shrubs, a patio area ideal for outdoor dining, and a low-maintenance lawn. To the rear of the garden is a soundproofed summer house with power, making it perfect for use as a home office, gym, or studio a highly versatile additional space. This is a home that must be viewed to be fully



appreciated and offers fantastic potential to create a wonderful long-term family residence.

Location: Situated in a quite cul-de-sac The Close, this property benefits from a peaceful and family-friendly environment. Enjoy the best of both worlds with a serene neighbourhood setting, while still being conveniently close to essential amenities, schools, and leisure facilities.

Surrounding Area: Residents of Iver Heath relish in the abundance of nearby green spaces, parks, and nature trails, providing ample opportunities for outdoor activities and leisure. Additionally, the location offers easy access to popular shopping centres, restaurants, and entertainment options as well as motorway links and Iver's Cross Rail Station providing quick links into London.



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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12 Cooper Row

Approximate Gross Internal Area

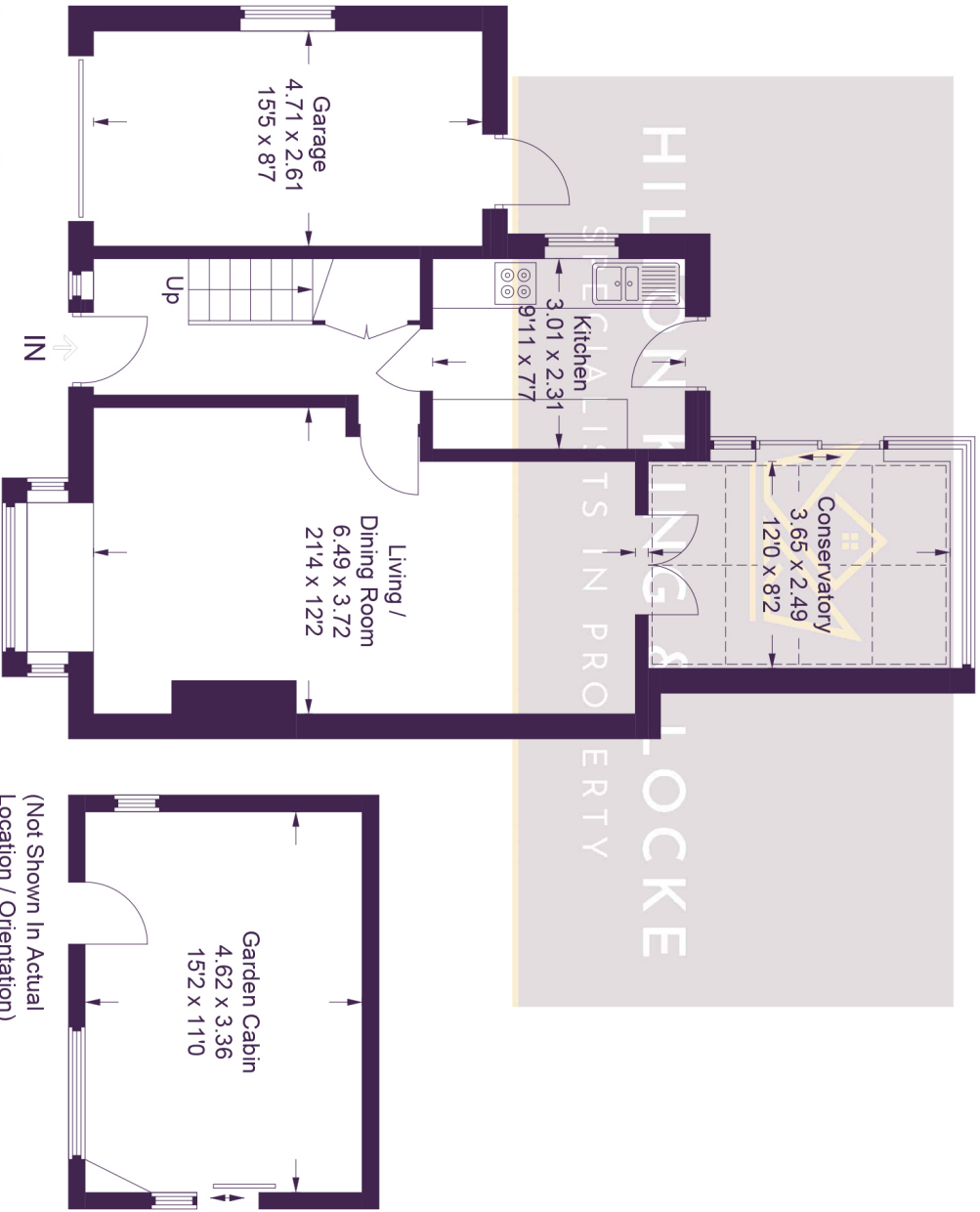
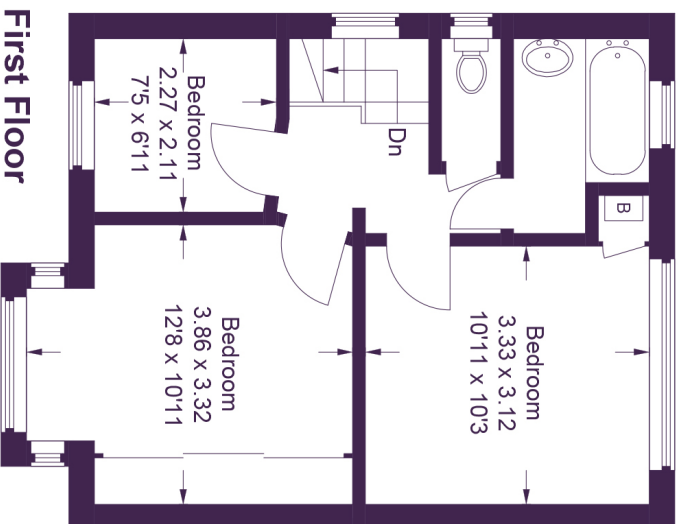
Ground Floor = 47.5 sq m / 511 sq ft

First Floor = 37.5 sq m / 404 sq ft

Garage = 12.3 sq m / 132 sq ft

Outbuilding = 15.4 sq m / 166 sq ft

Total = 112.7 sq m / 1,213 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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