



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Swallow Street, Iver Heath, Buckinghamshire. SL0 0HF.

£375,000 Share of Freehold

Hilton King & Locke are pleased to bring to the market this exceptional and rarely available ground floor maisonette, which offers two double bedrooms, a front aspect living area with fireplace, and a modern fitted kitchen that gives you direct access to your own garden. This property really does have it all! There is also a share of freehold, and it comes to the market with a 900 + year lease, plus driveway parking.

Comprising of an entrance hallway with an abundance of storage leading to the front aspect lounge, which is light and airy and provides plenty of space for a two-piece sofa.

There are two double bedrooms with the master bedroom having the added benefit of modern fitted wardrobes. The fully tiled three-piece modern bathroom suite has been finished to a very high standard and has under floor heating.

Outside, there is driveway parking and plenty of on road parking. This property also comes to the market with a newly fitted electric car charging point.

The kitchen consists of plenty of eye and base level units and space for a dining table and chairs. This room leads you to your private paved garden, with the added benefit of a large shed with power and



side access. The garden is also south facing.

## THE AREA

Swallow Street is a popular residential road situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities. Harding's Row Nature reserve is found only a short walk away.

The property is perfectly situated close to beautiful woodland walks at Black Park and Langley Park, which are ideal for families and dog walkers.

The larger centres of Uxbridge and Gerrards 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. Also nearby Iver and Langley Stations are both connected to the Crossrail route.



### 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.

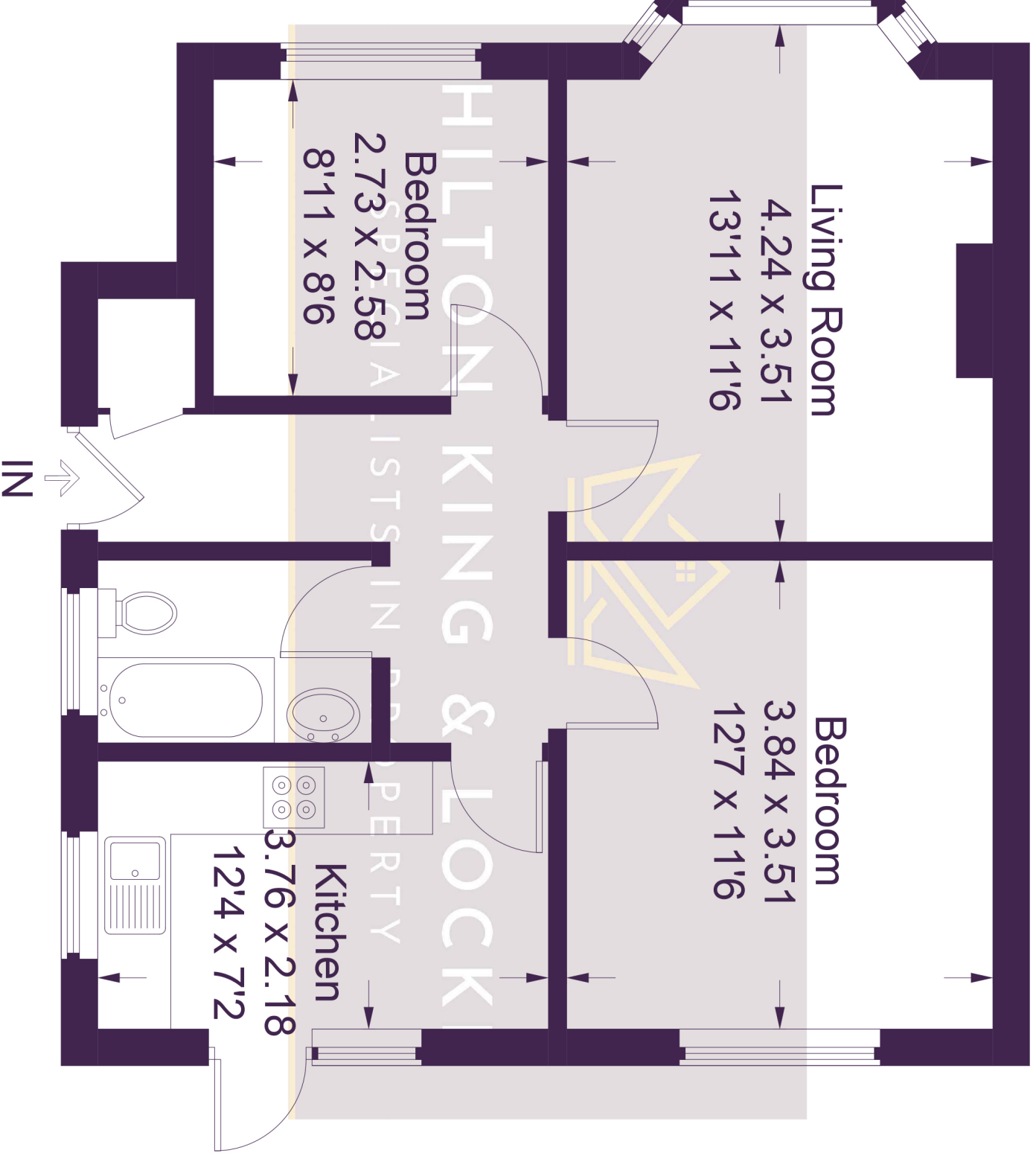


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# 20 Swallow Street

Approximate Gross Internal Area  
56.7 sq m / 610 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.