



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



3 St. Margarets Court St. Margarets Close IVER SL0 0EF.

OIEO £600,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful four-bedroom semi-detached family home that boasts 1,133 sq ft. This property benefits from generously sized rooms and has been recently decorated throughout.

Nestled in a residential cul-de-sac in Iver Heath this remarkable house offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living

Upon entering the property that is set back from the road you are greeted by a detached garage and driveway parking for up to two cars and free parking for visitors. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere.

The ground floor comprises a spacious living/dining room, a well-equipped kitchen, and a convenient cloakroom. Upstairs, you will find the four bedrooms along with the family bathroom.

The property has been well looked after by the current vendor and has just had new windows



and doors fitted as well as a modern bathroom suite and a new boiler. The garden is perfect for entertaining with extensive shrubbery that adds to this property's allure.

In conclusion, this family home offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.

Conveniently positioned for access to major transport routes including the M4 and M25, as well as Uxbridge Town Centre (Metropolitan Line), this property is also within walking distance of Iver First & Middle Schools and the Iver Heath Library.

Presented in an immaculate condition, this property represents an excellent investment opportunity or an ideal family home.




**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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# 3 St. Margarets Court

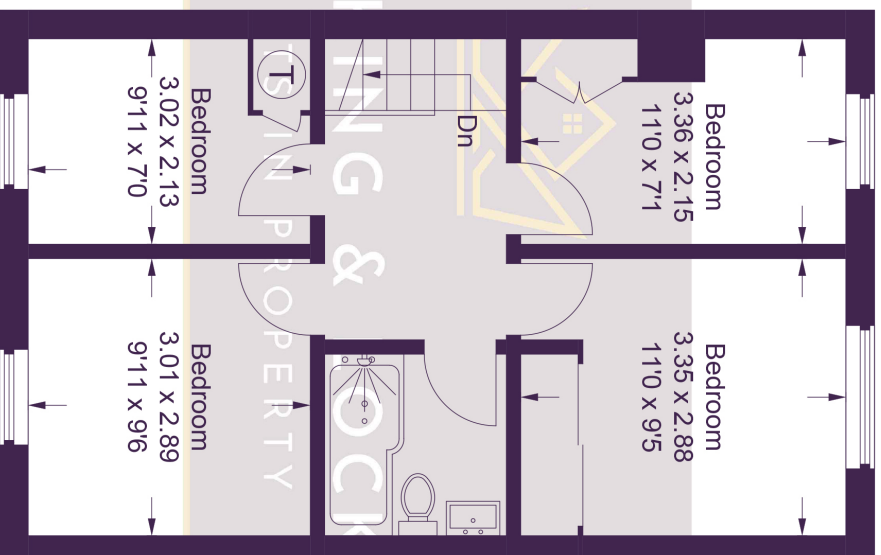
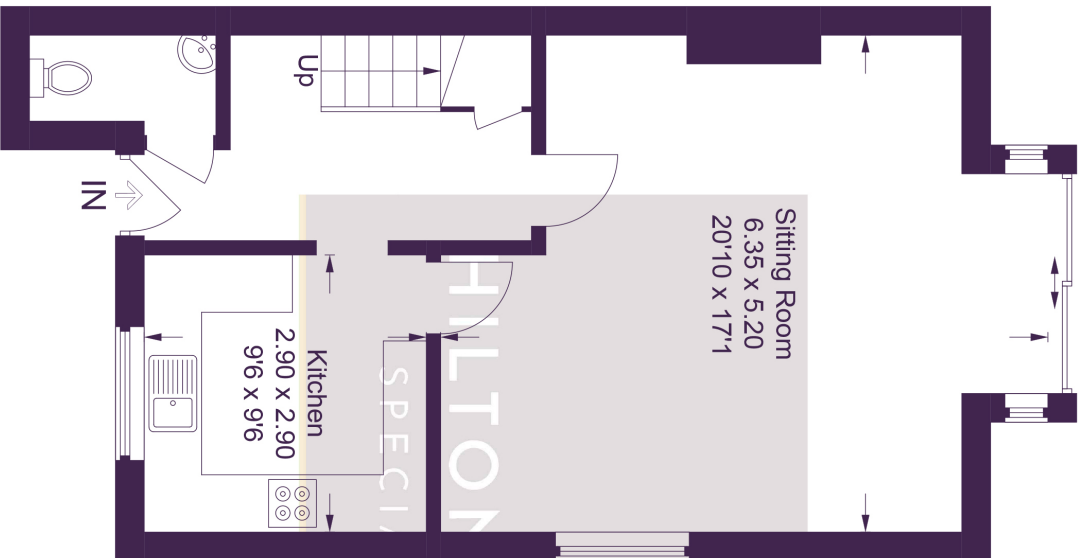
Approximate Gross Internal Area

Ground Floor = 48.1 sq m / 518 sq ft

First Floor = 44.5 sq m / 479 sq ft

Garage = 12.6 sq m / 136 sq ft

Total = 105.2 sq m / 1,133 sq ft



(Not Shown In Actual  
Location / Orientation)

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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