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SPECIALISTS IN PROPERTY



24 Swallowdale, Iver, Buckinghamshire. SL0 0EZ.

£575,000 Freehold

This excellent sized three bedroom semi is of scandinavian style Timber Frame construction, and is a property that you need to view internally to appreciate both its size and light and airy accommodation.

Accommodation features include a stunning kitchen/dining/family room with bifold doors overlooking the landscaped garden, separate living room, ground floor utility room and WC, master bedroom , two further double bedrooms and a three piece family bathroom.

Upon entering the property there is an extended hallway with door leading to a ground floor utility/wc plus stairs leading to the first floor. The living room, situated at the front of the property has a front aspect window, Also accessed from the hallway is the stunning kitchen/dining/family room The kitchen area has an extensive range of high quality units with granite work surfaces, integrated appliances including a feature plasma extractor hood and the luxury of underfloor heating. The kitchen opens up into the dining/family room which has a side aspect double glazed window plus two skylight windows and bi fold doors providing an abundance of light to this fabulous room and access to the private lawned garden with benefit of a workshop (9'4 x 7'5), the property also has front driveway parking for two cars.

First floor master bedroom (12'11 x 10'4), bedroom two (8'5 x 12'7) bedroom three (8'6 x 10'10) and a modern four piece bathroom with a lovely feature of his and hers sinks.

THE AREA

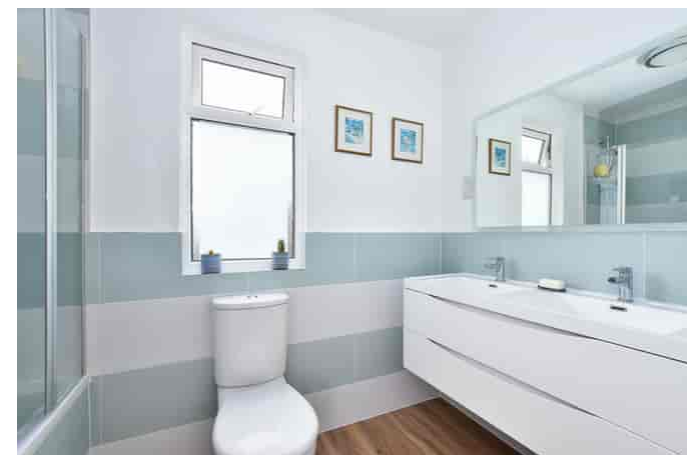
Iver is a semi rural village situated between Uxbridge and Slough. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr



Challoners High School for Girls and Dr Challoners Grammar School for Boys. The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield. Iver Heath has beautiful surrounding countryside including Black Park and Langley Park that has an excellent network of footpaths and bridleways. The famous Pinewood Studios also features a cinema. Swallow dale is fairly equal distance between two forthcoming Cross rail stations. The property is approximately 10 minutes to both Iver and Langley train stations. Journey times into London from Iver to Paddington is 22 minutes, with Iver to Liverpool Street in 33 minutes.

Current connections: Iver (Great Western Line: London Paddington 31 mins) - Gerrards Cross 4 miles (Chiltern Line: London Marylebone 25 mins) - Uxbridge 3 miles (Metropolitan Line: London Baker Street 38 mins) - M25 (J16)/M40 (J1A) 4 miles - London Heathrow 8.5 miles - Central London 20 miles (Distances and times are approximate)



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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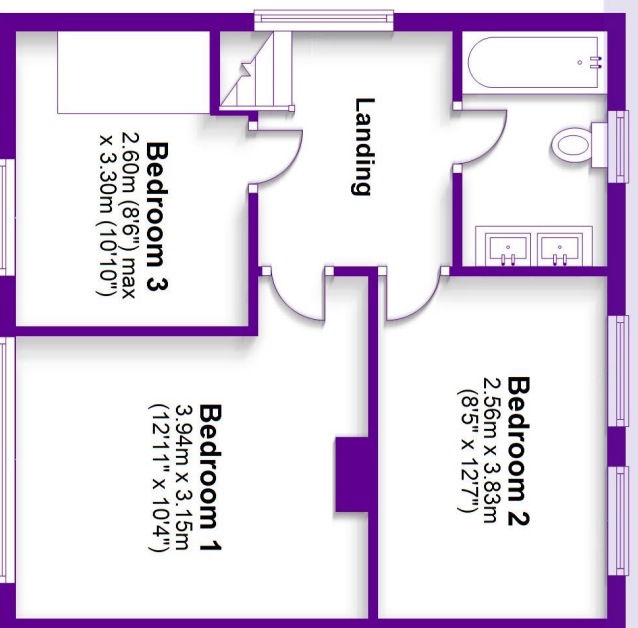
Ground Floor

Approx. 75.5 sq. metres (812.6 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



Total area: approx. 118.7 sq. metres (1277.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings
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