



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



9 Keensacre, IVER, Buckinghamshire. SL0 0DJ.

£490,000 Freehold

This beautifully presented three-bedroom end of terrace home offers a perfect blend of modern living and comfort. Located in the desirable area of Iver Heath, this property is ideal for families or first-time buyers seeking a move-in ready home.

The ground floor features a light and airy lounge with front aspect windows, allowing natural light to flood the room. There's ample space for both a comfortable sofa and a coffee table, creating an ideal space for relaxation and entertaining. The open-plan kitchen and dining area is well-equipped with integrated appliances, perfect for those who love to cook and entertain.

Upstairs, the property offers three good-sized bedrooms with two of the bedrooms benefiting from fitted wardrobes, each offering plenty of space for your furniture and personal touches. The modern family bathroom is stylish and well-maintained, providing a fresh, contemporary feel.

The landscaped rear garden is a standout feature of this home. A great size and meticulously maintained, it offers plenty of space for outdoor dining, gardening or simply relaxing in a private setting. Side access to the garden adds an extra layer of convenience.

Additional highlights of the property include on-street parking and it's proximity to local amenities, schools, and excellent transport links, making it an ideal location for commuters and families alike.

This property offers the perfect opportunity to move into a beautifully maintained home with plenty of space for family life. Contact us today to arrange a viewing!

#### THE AREA

Iver is a semi-rural village with local shops and amenities, 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) , M25 (J16) and M4 (J5) providing access to Heathrow and Gatwick Airports. Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr



Challoner's High School for Girls and Dr Challoner's Grammar School for Boys. The area is well served for local sporting facilities and golf at Richings Park, with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield. Horse racing can be found at Windsor, Sandown and Kempton Racecourses. Nearby, 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. 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.



23 High Street  
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033   
iver@hklhome.co.uk

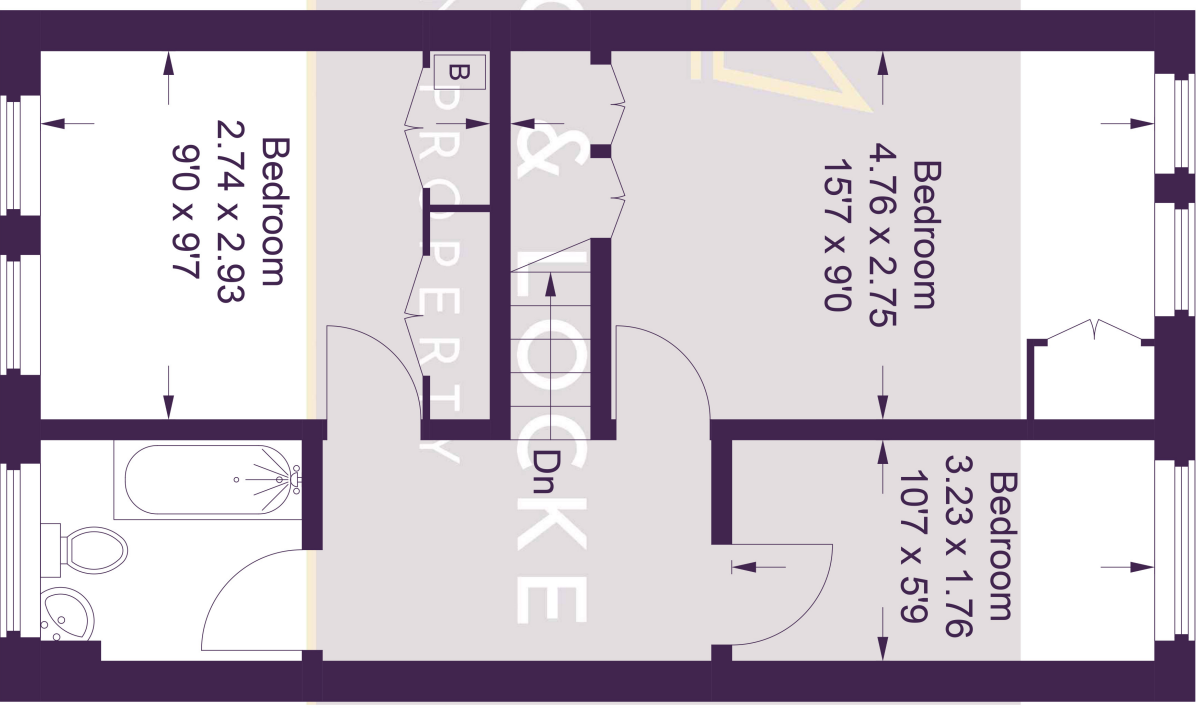
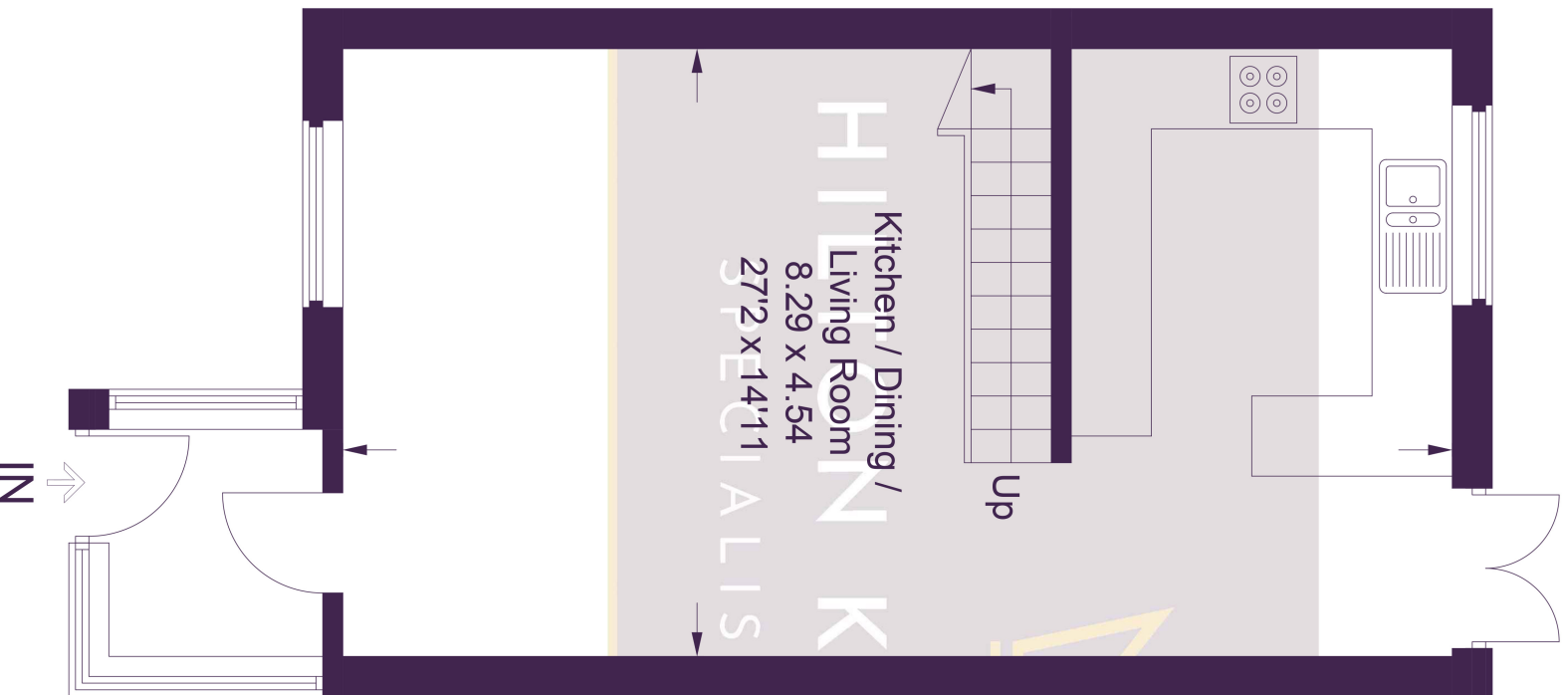
# 9 Keensacre

Approximate Gross Internal Area

Ground Floor = 41.0 sq m / 441 sq ft

First Floor = 37.8 sq m / 407 sq ft

Total = 78.8 sq m / 848 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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke