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SPECIALISTS IN PROPERTY



Iverdale Close, Iver, Buckinghamshire. SL0 9RJ.

£525,000 Freehold

A three bedroom extended semi detached family home that comes to the market with no upper chain, is situated in a sought after cul-de-sac and is close to local amenities. These include both Iver Infant and Junior Schools, while offering quick and easy access to the M4, M40, M25 and Heathrow.

Crossrail(Elizabeth Line) is also on your doorstep, with Langley Station around one mile away, and Iver Station two miles away.

Ground floor accommodation includes an entrance porch, inner hallway, an 11'11 x 11'9 bay fronted living room, a 18'2 x 8'9 dining room, and a double aspect 13'11 kitchen.

Upstairs are three well proportioned bedrooms, with the master bedroom offering a feature bay window to the front and measuring 11'11 x 10'. Completing the accommodation is a family shower room.

Outside, the property has a lovely front garden which is mainly laid to lawn with flower borders. To the side is a shared driveway and a garage.



To the rear, the easy to maintain south facing garden has a patio and also access to a gardeners WC. To the rear of the garden is an outbuilding that measures 9'4 x 8'7, and would be a perfect gym or office.

THE AREA

The property is ideally located for the Elizabeth Line, with the nearest station walking distance or less than a minutes drive away, vastly reducing the commute time into Paddington, Liverpool Street, Farringdon and Canary Wharf.

Iver is popular for its tranquillity whilst being easily accessible via road, with quick access to the M40, M25, M4 and A40, as well as proximity to all London airports, in particular Heathrow which is approximately 7 miles away. The area has an array of popular country pubs, a community green and some beautiful countryside with Black Park, Langley Park and Thorney Park Golf Course all close by.




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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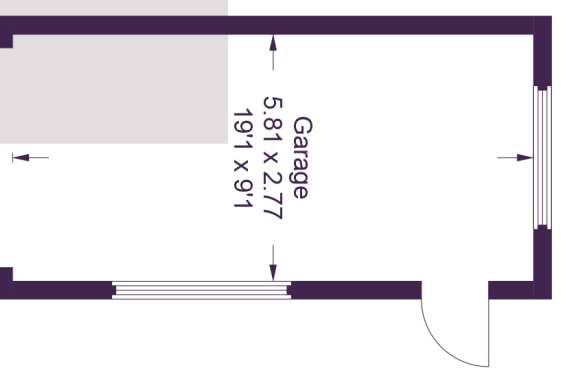
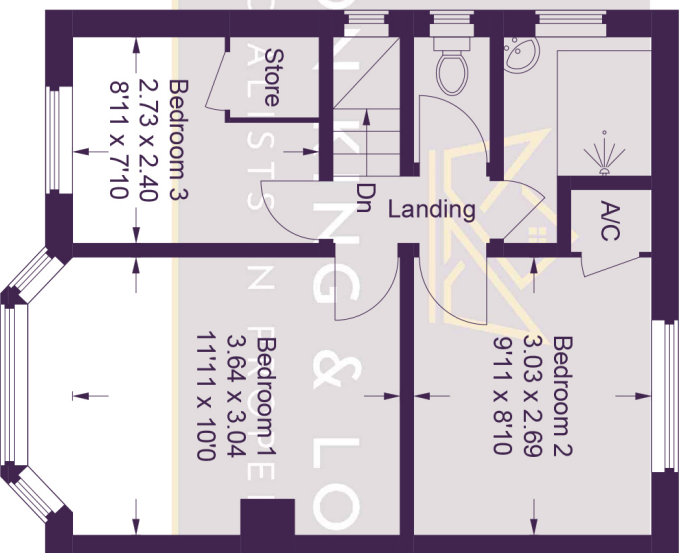
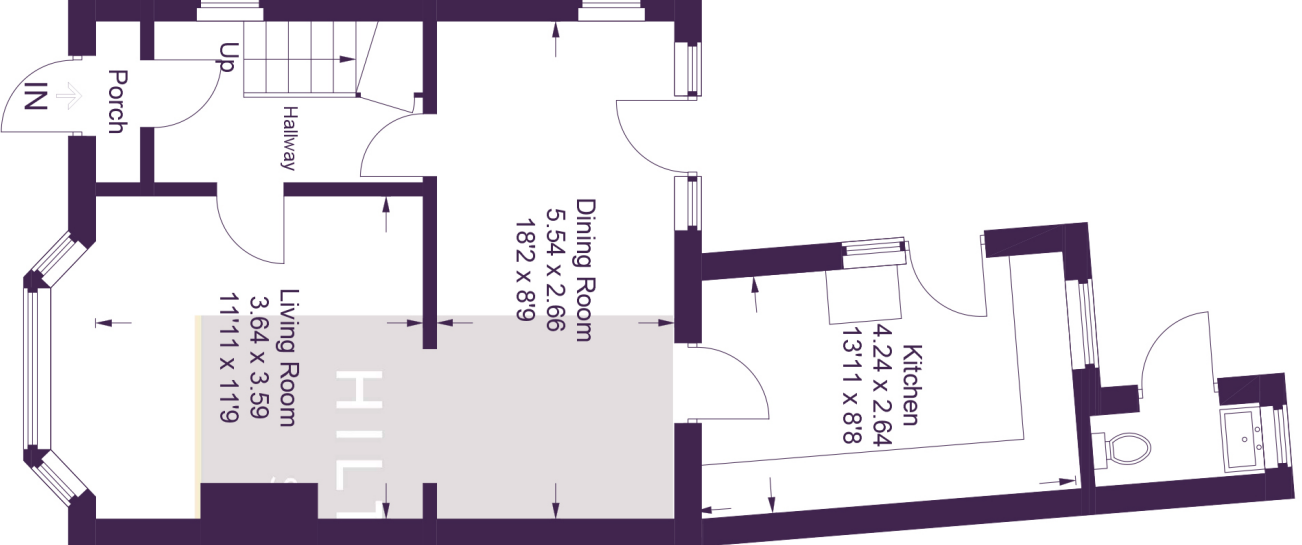
Approximate Gross Internal Area

Ground Floor = 49.1 sq m / 528 sq ft

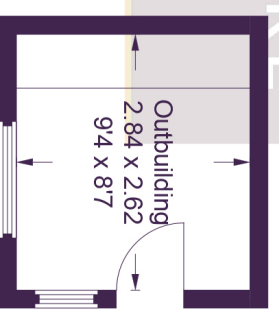
First Floor = 37.0 sq m / 398 sq ft

Garage / Outbuilding / External WC = 25.0 sq m / 269 sq ft

Total = 111.1 sq m / 1,195 sq ft



(Not Shown In Actual Location / Orientation)



(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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