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SPECIALISTS IN PROPERTY



2 Foxcroft, Iver, Buckinghamshire. SL0 9BX.

£450,000 Freehold

Hilton King & Locke are excited to present this beautifully presented two-bedroom terrace home in the highly sought-after Foxcroft development.

This modern and stylish development consists of just nine high-quality two- and three-bedroom homes, offering a peaceful yet convenient living environment. The property has been owned by the current owner since it was built, who has meticulously maintained and enhanced the home with thoughtful improvements, including a large, boarded loft space that is perfect for storage as well as a newly landscaped garden that has been finished to a very high standard with the added benefit of Astro Turf and a patio area, perfect for alfresco dining. This property also benefits from access to the garden from the rear.

Boasting a spacious and contemporary feel, this property is ideal for a range of buyers, combining light, airy living spaces with a prime location. Just 0.7 miles from Iver Station, it offers excellent connectivity to London via the Crossrail service. Whether you're commuting to the city or exploring the surrounding area, this home offers the best of both worlds. The property also benefits from two parking bays, making it perfect for both couples and families.

The accommodation includes a welcoming living room, a generous kitchen/dining area with integrated appliances and a large pantry giving you plenty of storage options. The kitchen is fully equipped with a built-in oven, electric hob, and integrated dishwasher, and the property also benefits from solar panels for increased energy efficiency. For added peace of mind, the property comes with a fitted security alarm system. A convenient ground floor cloakroom completes the downstairs.

Upstairs, there are two well-proportioned bedrooms, including a stylish family bathroom. The property features a decent-sized rear garden that has just been re done by the current vendors with Astro Turf and paving offering a perfect space for outdoor



relaxation. The LABC build warranty is still in place.

Foxcroft's location is simply unbeatable, with Iver station within easy reach for fast connections to London Paddington (currently around 30 minutes). For leisure, enjoy nearby Richings Park and Thorney Park Golf Courses, or take a stroll along the local canal.

Iver Village High Street is just a stone's throw away, offering a variety of local shops, bus routes, and public houses. Families will appreciate the proximity to Iver's well-regarded Infant and Junior Schools, all within walking distance as well as excellent grammar schools within easy commutable distance. This semi-rural location truly offers the best of both worlds, with excellent access to the M4, M25, M40, and Heathrow Airport, just 7 miles away.



#### Important Notice

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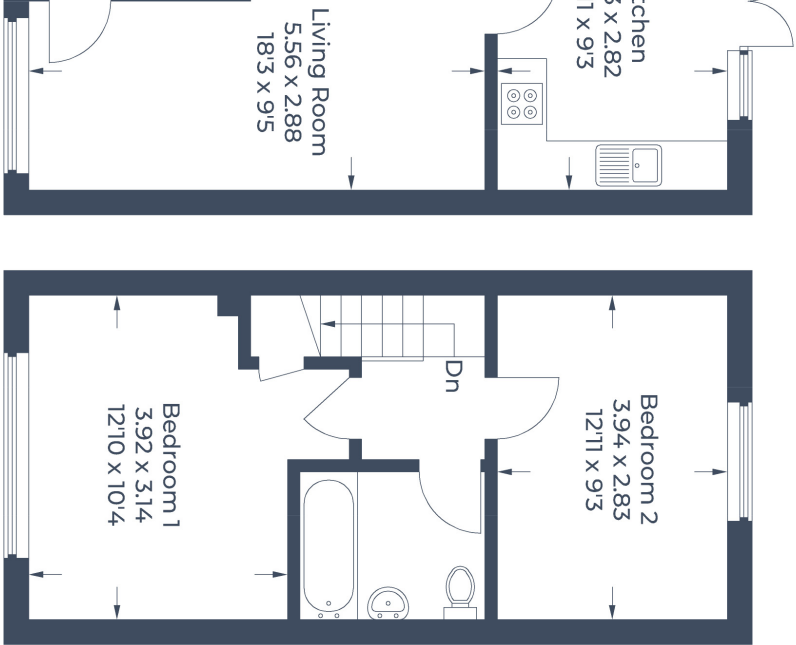


Approximate Gross Internal Area

Ground Floor = 33.9 sq m / 365 sq ft

First Floor = 33.6 sq m / 362 sq ft

Total = 67.5 sq m / 727 sq ft



**First Floor**

**Ground Floor**

Illustration for identification purposes only,  
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