



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



2 Swallow Fields, Iver, Buckinghamshire. SL0 0DQ.

£565,000 Freehold

Hilton King & Locke are pleased to bring to the market this well-proportioned three-bedroom home offers bright and versatile accommodation arranged over two floors, together with the added benefit of a separate garage. This property also comes to the market with no chain!

The property is entered via a welcoming entrance hallway which provides access to the main living areas and staircase to the first floor. To the front of the property is a generous sitting and dining room, a spacious open-plan reception area measuring approximately 17'0 x 15'5, offering an excellent space for both everyday living and entertaining.

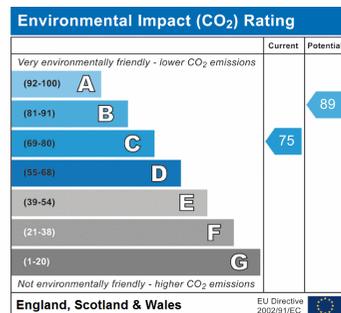
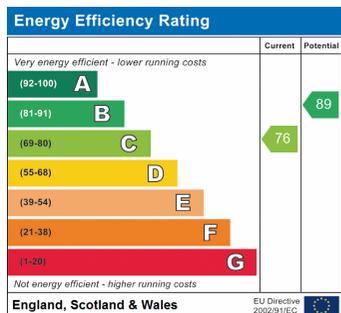
To the front of the property is a kitchen/breakfast room fitted with a range of units and providing ample space for dining. The kitchen enjoys access to the rear garden, making it ideal for family life and outdoor entertaining. A convenient ground floor cloakroom/WC is also located off the hallway. Upstairs, the first-floor landing leads to three good sized bedrooms. The master bedroom is a comfortable double that benefits from an en-suite shower room. The second is a well-proportioned double bedroom and a third bedroom which would also make an ideal nursery, dressing room or home office. The accommodation on this floor is served by a family bathroom fitted with a bath, wash basin and WC. Externally, the property benefits from a separate garage, providing useful storage or parking with power. This attractive home would suit a range of buyers including first-time purchasers, growing families, or those looking to downsize, and offers excellent potential to personalise and enhance.

#### Area Description

Swallow Fields is a quiet residential cul-de-sac located within the popular village of Iver, Buckinghamshire, offering a blend of suburban living with excellent access to surrounding towns and London. The area is particularly attractive to families and commuters due to its peaceful setting, good schooling options



and strong transport links. Iver itself provides a range of local amenities including independent shops, supermarkets, cafés, pubs and everyday services. Nearby towns such as Uxbridge, Slough and Gerrards Cross offer a wider selection of shopping, leisure and dining facilities. The area is well connected for commuters, with Iver Station located approximately 1.6 miles away, providing Elizabeth Line services into Central London, Paddington and Canary Wharf. Additional rail links can be found at Langley and West Drayton, while the M4, M25 and M40 motorways are all within easy reach for road travel. Families are well served by a number of well-regarded schools in the surrounding area, including Iver Heath Infant School, Iver Heath Junior School and The Iver Village Junior School, with a selection of secondary and grammar schools available in nearby towns. The area also benefits from attractive green spaces and countryside nearby, including Black Park and Langley Park, as well as the wider Colne Valley Regional Park, offering excellent opportunities for walking, cycling and outdoor recreation. Overall, Iver offers a desirable balance of village charm, open green spaces and convenient connectivity, making it a popular choice for buyers seeking a well-located home within commuting distance of London.



#### 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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# 2 Swallow Fields

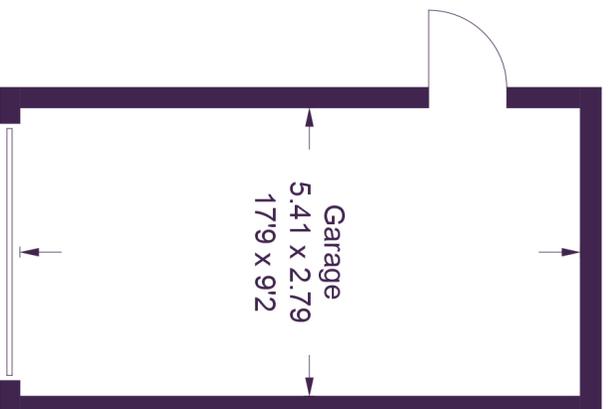
Approximate Gross Internal Area

Ground Floor = 46.9 sq m / 505 sq ft

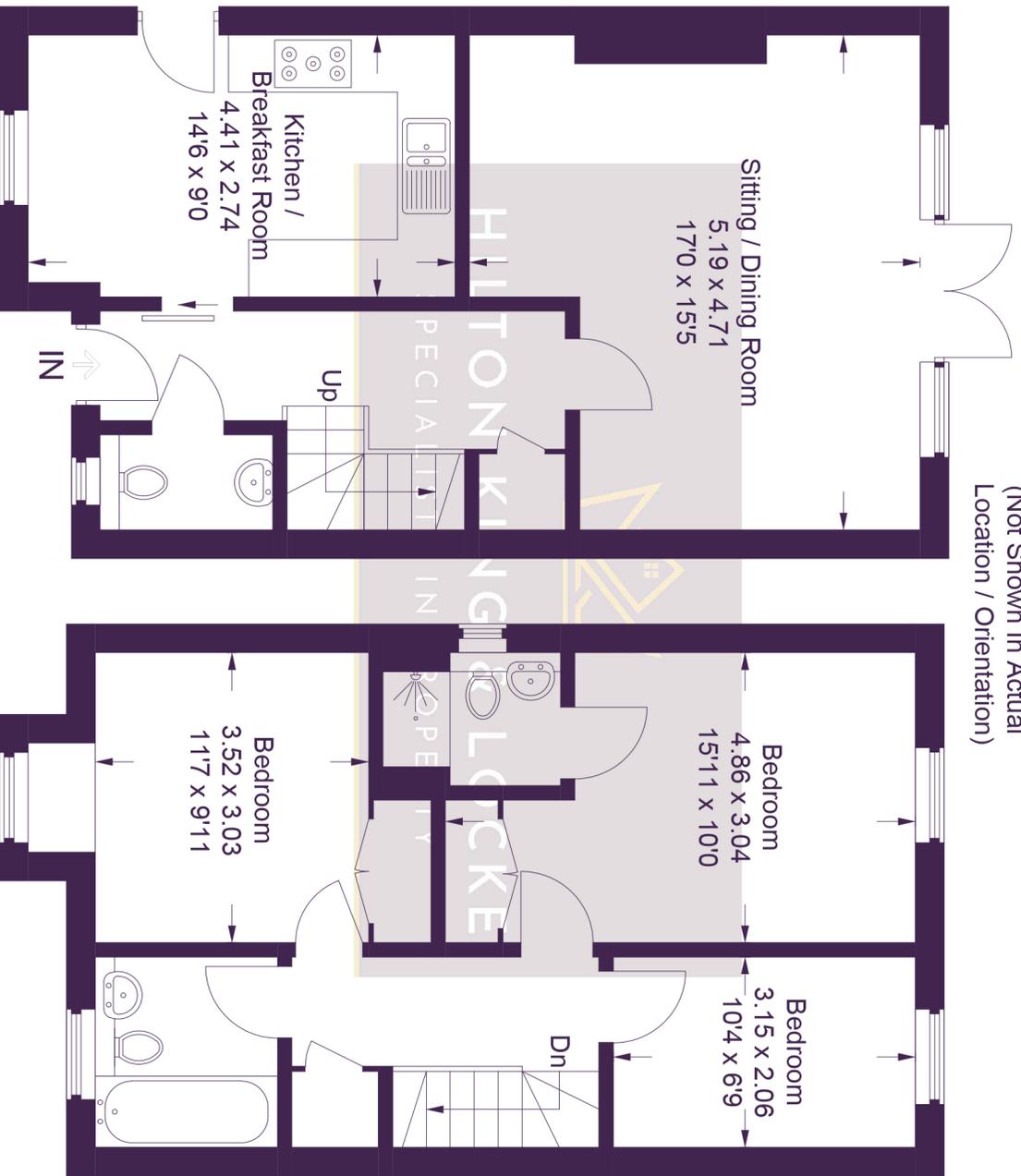
First Floor = 45.3 sq m / 488 sq ft

Garage = 15.1 sq m / 162 sq ft

Total = 107.3 sq m / 1,155 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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