



**HILTON KING & LOCKE**  
SPECIALISTS IN PROPERTY



147 Ashford Road, Iver, Buckinghamshire. SL0 0QE.

£950,000

Hilton King & Locke are please to bring to the market this 5 bedroom family home on the popular location of Ashford Road. This beautifully presented and generously proportioned family home offering over 2,000 sq ft of stylish and flexible living space. Set across two floors, this property combines contemporary comfort with thoughtful design, making it ideal for modern family life.

The ground floor features a bright and inviting entrance leading into a spacious sitting room, perfect for relaxation and entertaining. The large open-plan kitchen and dining room form the heart of the home, boasting an impressive layout with ample space for both everyday dining and social gatherings. A separate utility room provides practicality, while a study offers the perfect setting for home working. This floor also includes a well-sized bedroom with easy access to a shower room, making it ideal for guests or multigenerational living.

Upstairs, the first-floor hosts four beautifully appointed bedrooms. The principal bedroom is a very good size, creating a peaceful retreat with the added benefit of an ensuite shower room and fitted wardrobes, three further bedrooms offer flexibility for family, guests, or use as additional office or hobby spaces. A well-designed family bathroom completes this level, ensuring comfort and convenience for all.

Outside, the property benefits from a substantial outbuilding that includes a garden gym and a separate store, perfect for fitness enthusiasts or those seeking additional storage or studio space. The garden provides a private and tranquil area to relax or entertain outdoors.





With its generous layout, versatile accommodation, and desirable location, Ashford Road is a superb opportunity for families seeking a spacious, well-balanced home with excellent amenities and modern style throughout.

#### Area-

Located in the sought-after village of Iver Heath in Buckinghamshire Ashford Road enjoys the best of semi-rural living while offering excellent commuter convenience. Ashford Road itself is a mature residential street

Iver Heath sits comfortably between the larger towns of Uxbridge and Slough, offering a blend of village atmosphere, good local amenities and strong transport links. Residents enjoy proximity to green spaces (notably Black Park and local golf courses), commuters benefit from relatively easy access to the M25/M40 as well as the Elizabeth Line providing quick links into London.

In terms of schooling and community infrastructure, the area serves well. Local primary schools such as Iver Heath Junior School and its infant counterpart are within easy reach, and the broader area enjoys a range of state and independent options, making this a particularly appealing choice for families. Ashford Road offers the ideal combination of established and desirable address, local amenity, connectivity and semirural charm.



#### 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

# 147 Ashford Road

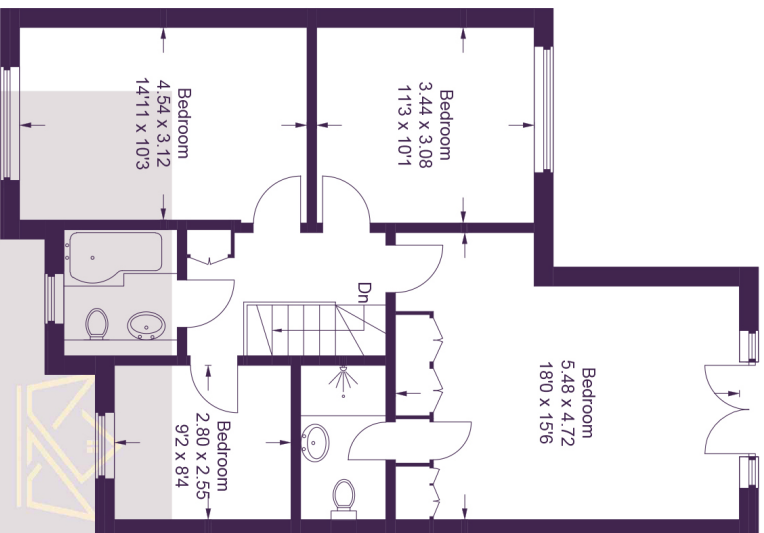
Approximate Gross Internal Area

Ground Floor = 90.9 sq m / 978 sq ft

First Floor = 70.4 sq m / 758 sq ft

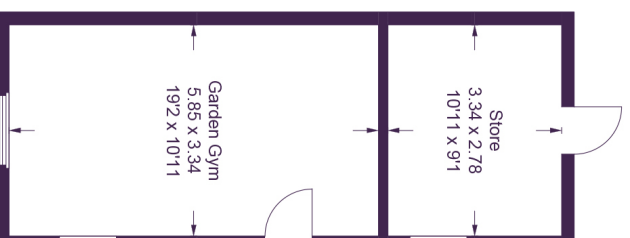
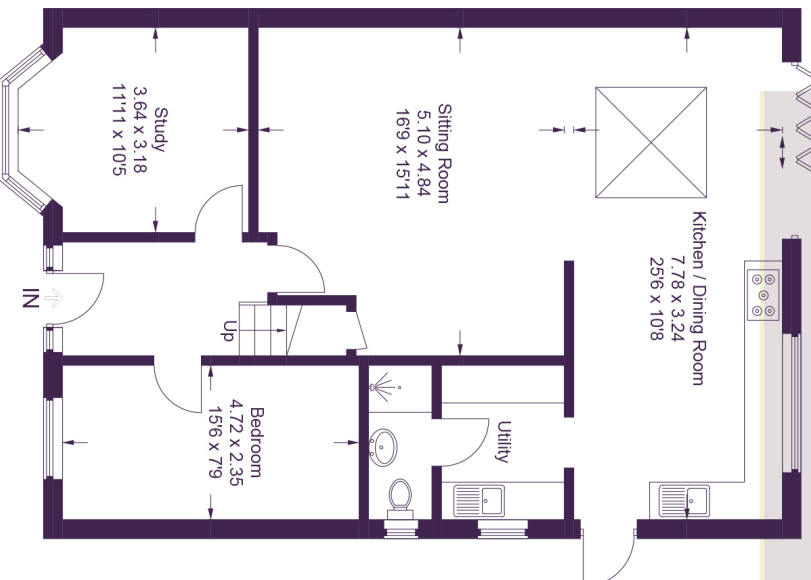
Outbuilding = 29.3 sq m / 315 sq ft

Total = 190.6 sq m / 2,051 sq ft



## First Floor

HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



(Not Shown In Actual  
Location / Orientation)

## Ground 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 and locke