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25 Martindale, Iver, Buckinghamshire. SL0 0HY.

£695,000 Freehold

Hilton King & Locke are delighted to bring to the market this beautifully presented three-bedroom link-detached family home, offering an impressive 1,464 sq ft of living space. Situated in a highly sought-after cul-de-sac in Iver Heath, this charming property boasts spacious interiors, versatile living areas, and serene outdoor views—all set within a peaceful residential location.

**Key Features:** 1,464 sq ft of well-designed living space Three spacious bedrooms Two reception rooms + conservatory Stylish open-plan kitchen/family area En-suite to master bedroom Downstairs W/C and separate utility room Private rear garden with paddock views Garage with power + ample driveway parking Quiet cul-de-sac location in popular Iver Heath.

Set back from the road, this attractive family home immediately impresses with ample off-street parking and a garage equipped with power—ideal for secure storage or potential workspace use. A side gate provides convenient access to the beautifully maintained, low-maintenance rear garden, which enjoys complete privacy and backs onto open paddocks—offering a tranquil, countryside feel.

The entrance hallway is bright and welcoming, with plenty of natural light flowing through the space. This leads into two elegantly designed reception rooms that offer flexible space for both everyday living and formal entertaining. The dining area features patio doors opening directly into the conservatory—perfect for indoor-outdoor living during warmer months.

The heart of the home is a well-appointed, open-plan kitchen and family area, complete with integrated appliances. A separate utility room, downstairs cloakroom, and conservatory further enhance the practicality and flow of the ground floor.

**Upstairs Accommodation:** The first floor comprises three generously sized bedrooms, including a superb master bedroom





with fitted wardrobes and an en-suite shower room. All bedroom's benefit from ample space for freestanding furniture, while the rear bedrooms enjoy scenic views over the paddocks. A modern family bathroom serves the remaining bedrooms, completing the upper floor.

**Location:** Martindale is a popular residential road in Iver Heath, a village known for its excellent transport links and strong community feel. Local amenities include well-regarded schools, parks, recreational facilities, and nearby shopping options. Pinewood Studios is just a short distance away, and larger centres such as Uxbridge and Gerrards Cross provide additional retail and leisure choices. For commuters, this location offers excellent connectivity via the A40, M40 (J1A), and M25 (J16). Both Heathrow and Gatwick Airports are easily accessible, and Central London is within reach by road or via nearby rail services. The area also benefits from access to Buckinghamshire's highly regarded Grammar and independent schools. **Conclusion:** This outstanding link-detached home perfectly combines functional family living with elegant design and a peaceful setting. With spacious interiors, a private garden with countryside views, and a prime location in one of Iver Heath's most desirable roads, this property represents an exceptional opportunity for families and professionals alike. Viewings are highly recommended.



#### Important Notice

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Approximate Gross Internal Area

Ground Floor = 92.7 sq m / 998 sq ft

First Floor = 43.3 sq m / 466 sq ft

Total = 136.0 sq m / 1,464 sq ft



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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