



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



68 Leas Drive, Iver, Buckinghamshire. SL0 9RD.

£425,000

A well presented two bedroom mid terrace property in the popular location of Leas Drive.

On the ground floor, the hallway leads to a modern kitchen and light, bright sitting/dining room with French doors to the garden. Upstairs are two neutral toned bedrooms and a contemporary bathroom.

This property has a drop curb to create a smart driveway. The property is nicely decorated throughout and the loft has been boarded. Outside the rear garden is around 40ft and there is a garage located in a nearby block.

Iver is a semi rural village with local shops and amenities, situated between Uxbridge and Slough. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) and M4 (J5) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners



Grammar School for Boys. The area is well served for local sporting facilities and golf at Richings Park, with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield. Horse racing can be found at Windsor, Sandown and Kempton Race Courses.

Nearby Iver Heath has beautiful surrounding countryside including Black Park and Langley Park that has an excellent network of footpaths and bridleways. The famous Pinewood Studios also features a cinema.

Iver (Great Western Line: London Paddington 31 mins)  
- Gerrards Cross 4 miles (Chiltern Line: London Marylebone 25 mins) - Uxbridge 3 miles (Metropolitan Line: London Baker Street 38 mins) - M25 (J16)/M40 (J1A) 4 miles - London Heathrow 8.5 miles - Central London 20 miles (distances and times are approximate)



**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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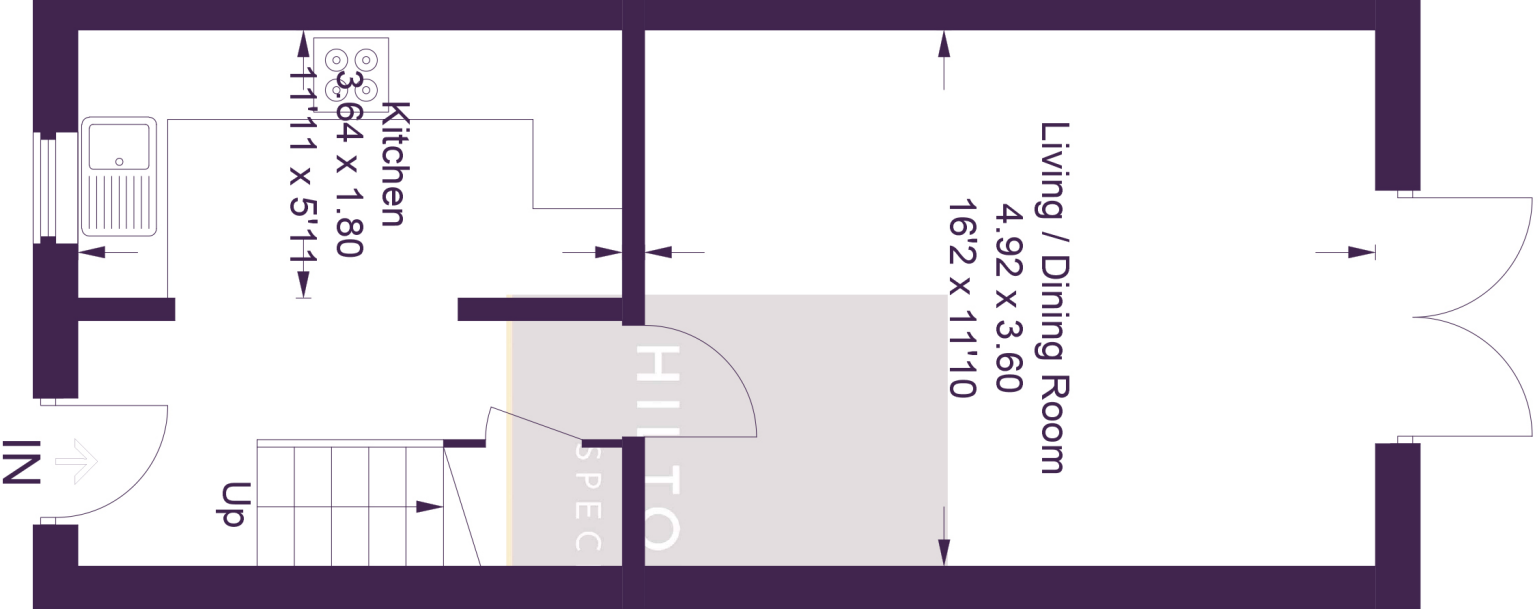
# 68 Leas Drive

Approximate Gross Internal Area

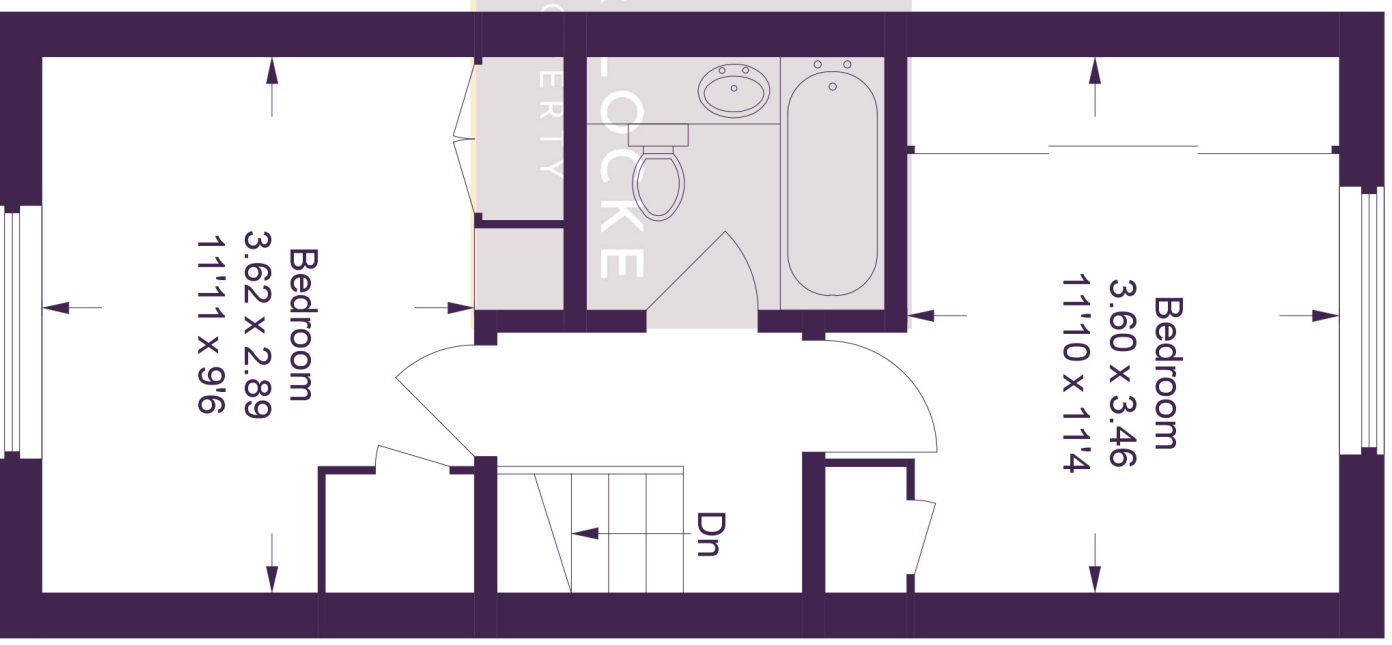
Ground Floor = 31.7 sq m / 341 sq ft

First Floor = 31.3 sq m / 337 sq ft

Total = 63.0 sq m / 678 sq ft



## Ground Floor



## First 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.

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