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SPECIALISTS IN PROPERTY



75 St Davids Close, Iver, Buckinghamshire. SL0 0RS.

£330,000 Leasehold



Hilton King & Locke are delighted to bring to the market this magnificent first floor, split level maisonette situated on a quiet and peaceful road, St Davids Close. This property is in a fantastic condition and is in walking distance to local amenities, shops and the highly recommended and rated, Iver Heath Infant and Junior School. The council tax band is C.

As you enter the well-presented first floor maisonette, you are immediately greeted by the kitchen/dining room, fully fitted with eye and base level units, storage areas and it additionally provides calming views into the large but fully maintainable private rear garden. The decking area adds to the tranquillity of the outside area. As you leave the kitchen/dining room, you are welcomed into the cosy, snug, warm but large living room. Accompanied with double glazed windows, the room emphasises a homely feeling with views stretching out onto the calmness of the road.

As you enter the second floor of the split-level maisonette, you will acknowledge the spacious master bedroom which is one of two double bedrooms. The two bedrooms provides ample floor space for free standing furniture. The fully carpeted upstairs area also contains a family bathroom fit for regular use.

Furthermore, the pristine maisonette has front and rear access for convenience as well as a private garage in the block across from the property itself.

St Davids Close is one of Iver Heath's popular locations, perfectly situated near to beautiful woodland walks at Black Park and Langley Park as well as it being walking distance from Iver Heaths Recreational Ground which is ideal for families and dog walkers.

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). The Iver Crossrail Station also provides easy accessible access to London





Paddington in just over 25 minutes via the Elizabeth Line. You can access Uxbridge via multiple bus links.

Iver Heath is also the home of Pinewood Studios and a range of recreational facilities. The property is perfectly situated close to Aysgarth medical centre, Jeeves pharmacy, a local Co-op that's a 2-minute walk.



#### 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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# 75 St Davids Close

Approximate Gross Internal Area

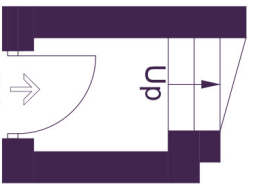
Ground Floor = 2.1 sq m / 23 sq ft

First Floor = 35.2 sq m / 379 sq ft

Second Floor = 35.0 sq m / 377 sq ft

Garage = 13.2 sq m / 142 sq ft

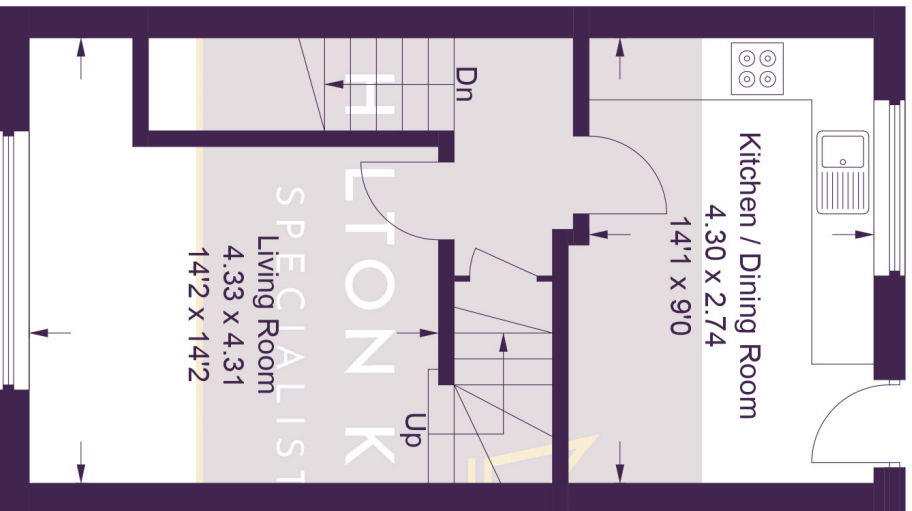
Total = 85.5 sq m / 921 sq ft



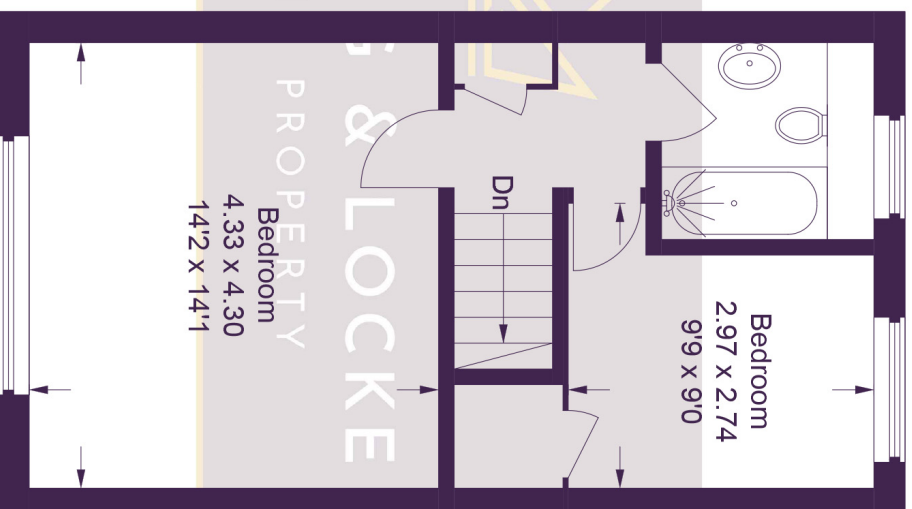
## Ground Floor



(Not Shown In Actual  
Location / Orientation)



## First Floor



## Second 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.