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Chequers Orchard, Iver, Buckinghamshire. SL0 9NJ.

Offers in Excess of £585,000 Freehold

A three bedroom character house situated in a sought after cul-de-sac in Iver, walking distance to all of Ivers many amenities including Costa, a dentists, Co Op, Iver Medical Centre plus Iver Infant and Junior Schools. This property also comes to the market with no upper chain.

The standout feature of this charming home is a 17'3 x 12'4 detached garage situated behind double gates at the end of the drive. This space would be ideal for a car enthusiast, or for someone looking to convert into a workshop/or an office. It also currently has an electronically operated front door.

Ground floor accommodation includes a 25'2 x 16'5 open plan sitting/family/kitchen area which offers ample eye and base level units with fitted appliances and space for a large dining table and chairs. There are also french doors that lead out to the garden, engineered oak flooring, and a climate control unit. Accessed directly from this space is a utility room, and again from here you can access the outside.

Completing the ground floor is a front aspect study/bedroom two, a lovely double aspect 13'1 x 12'1 bedroom three/reception room, and a double aspect shower room.

Upstairs is a 13'9 x 11'3 master bedroom which has excellent storage, with wardrobe space and a dressing table, alongside an impressive contemporary styled and spacious ensuite, which in turn features a large corner bath, separate shower cubicle and a bidet.

Outside and to the front, there is off street parking for two cars on your own driveway, which is enclosed by hedges. To the rear is an enclosed garden, with a patio, lawn, timber shed and



flower/shrub borders.

Potential to improve is also a feature of this property, as the garage offers an attic space with potential to convert into a first floor (subject to the usual consents however the vendor actually had architects plans drawn up which can be forwarded), and there is scope to add a fourth bedroom above the existing extension (again subject to planning)

#### THE AREA

The property is a short walk to the Co-op, Costa, The Swan Public House and all of the High Street's amenities. It is located near the Iver Medical Centre and is also a short walk to both of the village's Infant and Junior Schools.

Iver is popular for its tranquillity and accessibility, with quick road access to the M25, M4, M40 and A40 Great West Road.

Iver Rail Station is just over a mile away and is a stop on the Crossrail Elizabeth Line which makes journey times to Farringdon or Liverpool Street last only 30-35 minutes.

Iver lies within an hour by road from all London airports; in particular Heathrow which is approximately 7 miles away (15-20 minutes).

Also within a five minute drive are the beautiful 600 acres of Black Park and Langley park.



#### 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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# 57 Chequers Orchard

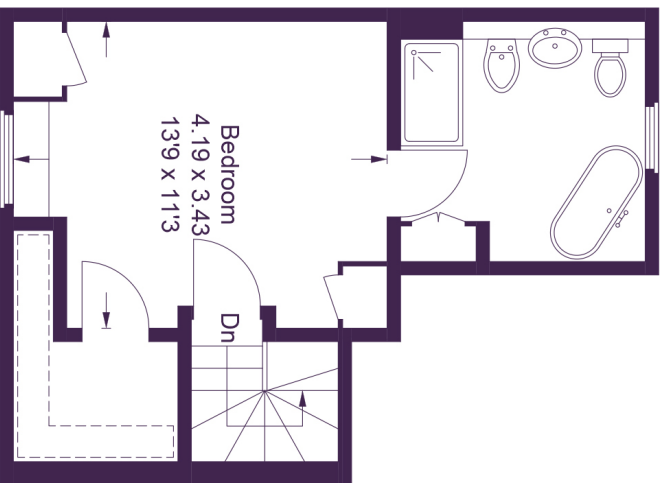
Approximate Gross Internal Area

Ground Floor = 71.7 sq m / 772 sq ft

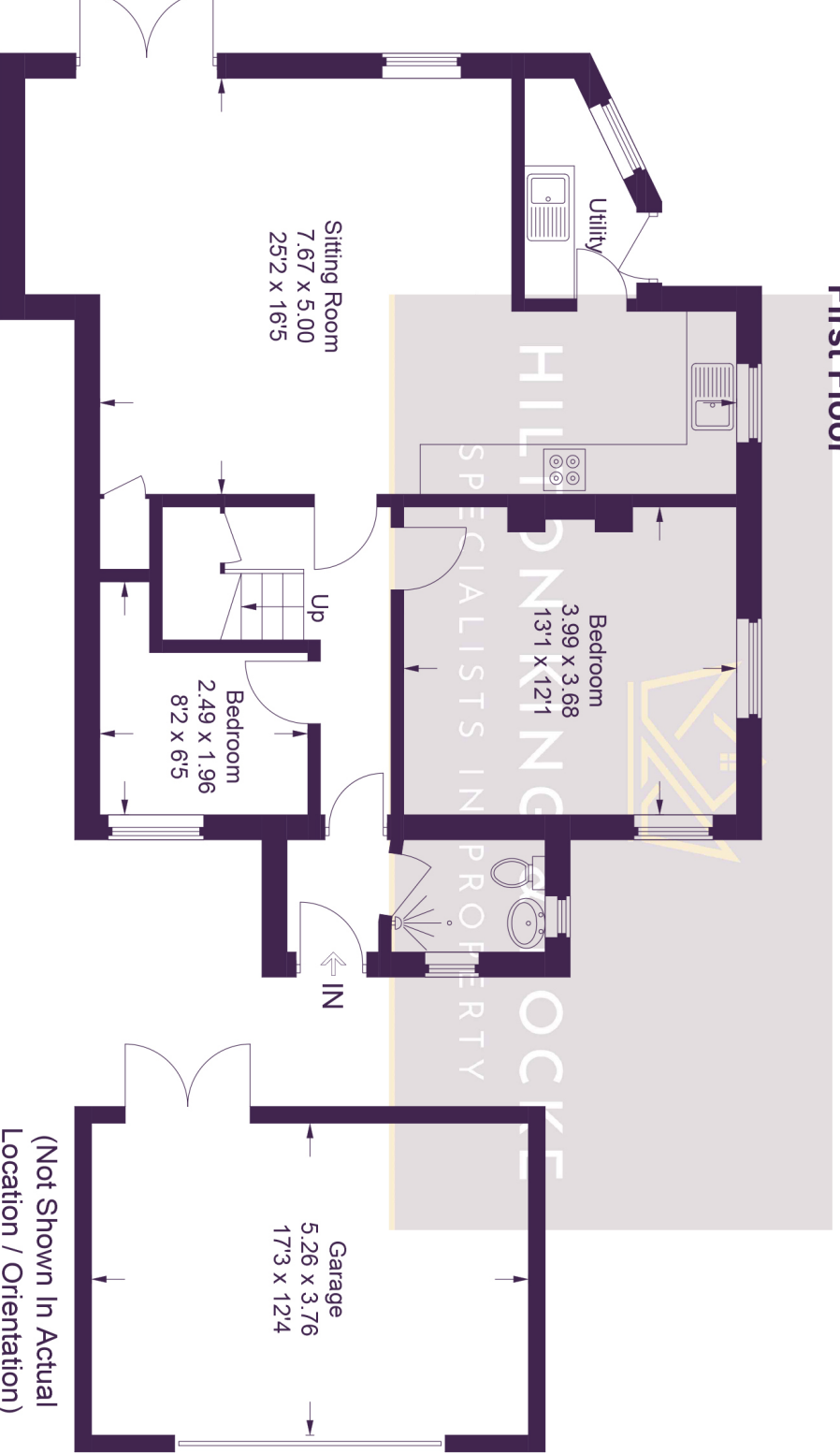
First Floor = 27.8 sq m / 299 sq ft

Garage = 19.7 sq m / 212 sq ft

Total = 119.2 sq m / 1,283 sq ft



First Floor



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.

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