



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



15 The Close, Iver, Buckinghamshire. SL0 0HE.

£700,000 Freehold

Hilton King & Locke are pleased to bring to the market this 5-bedroom semi-detached family home situated in a quiet cul-de-sac location in Iver Heath.

This impressive family home offers approximately 1,941 sq ft of beautifully arranged accommodation set across three generous floors. Designed with both comfort and flexibility in mind, the property provides multiple reception spaces, spacious bedrooms and excellent storage throughout, making it an ideal choice for families seeking room to grow in a peaceful residential location.

Upon entering the home, you are welcomed by a well-proportioned hallway that leads into the main living areas. To the front, a bright and inviting living room features a bay style window that fills the space with natural light and opens through double doors into the dining room, creating a superb flow for everyday living and entertaining. The adjoining kitchen enjoys a long, practical layout with plenty of worktop space and storage, while at the front of the property a further reception room offers fantastic versatility as a snug, playroom or home office. A convenient downstairs WC completes the ground floor.

The first floor provides three comfortable double bedrooms along with a fourth bedroom that is equally suitable as a study or nursery. All the bedrooms benefit from fitted wardrobe space leaving ample floor space for free standing furniture. The rooms are accessed from a central landing and served by a well-positioned family bathroom.

The second floor forms an excellent private space, offering a spacious double bedroom with extensive eaves storage. This top-floor retreat is perfect for guests, older children or parents wanting additional privacy.

Externally, the property enjoys a large, well-maintained private garden, offering the perfect setting for outdoor dining, children's play or simply relaxing in the sunshine. The garden can be



accessed directly from the side of the property via useful side access, making it practical for everyday use. A detached garage provides secure parking or storage, with further parking space typically available on the driveway.

Overall, this family home is a spacious and versatile family home that combines generous accommodation with a beautifully presented garden and a peaceful cul-de-sac setting. It offers the ideal balance of practicality, comfort and privacy for modern family life.

**Location:** Situated in a quite cul-de-sac The Close, this property benefits from a peaceful and family-friendly environment. Enjoy the best of both worlds with a serene neighbourhood setting, while still being conveniently close to essential amenities, schools, and leisure facilities.

**Surrounding Area:** Residents of Iver Heath relish in the abundance of nearby green spaces, parks, and nature trails, providing ample opportunities for outdoor activities and leisure. Additionally, the location offers easy access to popular shopping centres, restaurants, and entertainment options as well as motorway links and Iver's Cross Rail Station providing quick links into London.



**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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# 15 The Close

Approximate Gross Internal Area

Ground Floor = 70.3 sq m / 757 sq ft

First Floor = 54.0 sq m / 581 sq ft

Second Floor = 41.7 sq m / 449 sq ft

Garage = 14.3 sq m / 154 sq ft

Total = 180.3 sq m / 1,941 sq ft

(Including Eaves)

 = Reduced headroom below 1.5m / 5ft



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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