



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



9 Foxcroft, Iver, Buckinghamshire. SL0 9BX.

OIEO £535,000 Freehold



Hilton King & Locke are excited to present this beautifully presented three-bedroom end of terrace house in the highly sought-after Foxcroft development.

This modern and stylish development consists of just nine high-quality two- and three-bedroom homes, offering a peaceful yet convenient living environment. The property has been owned by the current owner since it was built, who has meticulously maintained and enhanced the home with thoughtful improvements, including a redesigned kitchen and fitted wardrobes throughout.

Boasting a spacious and contemporary feel, this property is ideal for a range of buyers, combining light, airy living spaces with a prime location. Just 0.7 miles from Iver Station, it offers excellent connectivity to London via the Crossrail service. Whether you're commuting to the city or exploring the surrounding area, this home offers the best of both worlds. The property also benefits from two private allocated parking bays, making it perfect for both couples and families.

The accommodation includes a welcoming living room, a generous kitchen/dining area with a breakfast bar, and a convenient ground floor cloakroom. Upstairs, there are three well-proportioned bedrooms, including an en-suite to the master bedroom, as well as a stylish family bathroom. There is also the potential to extend (subject to planning permission), offering the opportunity to increase the living space to suit individual needs. The property features a decent-sized rear garden, mostly laid to lawn, offering a perfect space for outdoor relaxation. The LABC build warranty is still in place.





Further enhancements include , wiring for high-speed broadband, and Virgin Media telephone and TV. The kitchen is fully equipped with a built-in oven, electric hob, and integrated dishwasher, and the property also benefits from solar panels for increased energy efficiency. For added peace of mind, the property comes with a fitted security alarm system.

Foxcroft's location is simply unbeatable, with Iver station within easy reach for fast connections to London Paddington (currently around 30 minutes). For leisure, enjoy nearby Richings Park and Thorney Park Golf Courses, or take a stroll along the local canal.

Iver Village High Street is just a stone's throw away, offering a variety of local shops, bus routes, and public houses. Families will appreciate the proximity to Iver's well-regarded Infant and Junior Schools, all within walking distance as well as excellent grammar schools within easy commutable distance.

This semi-rural location truly offers the best of both worlds, with excellent access to the M4, M25, M40, and Heathrow Airport, just 7 miles away.



#### 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.

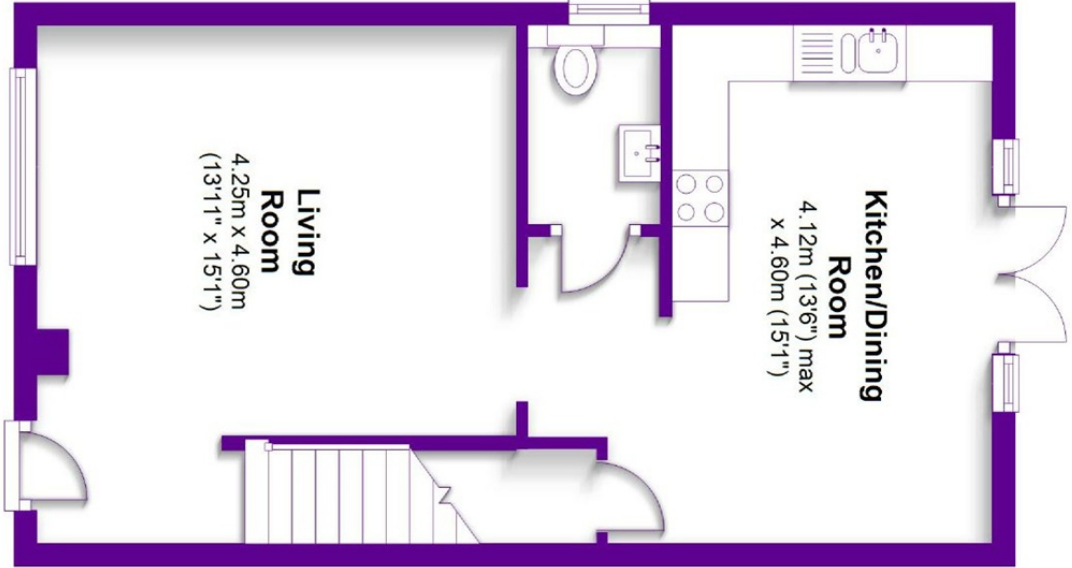


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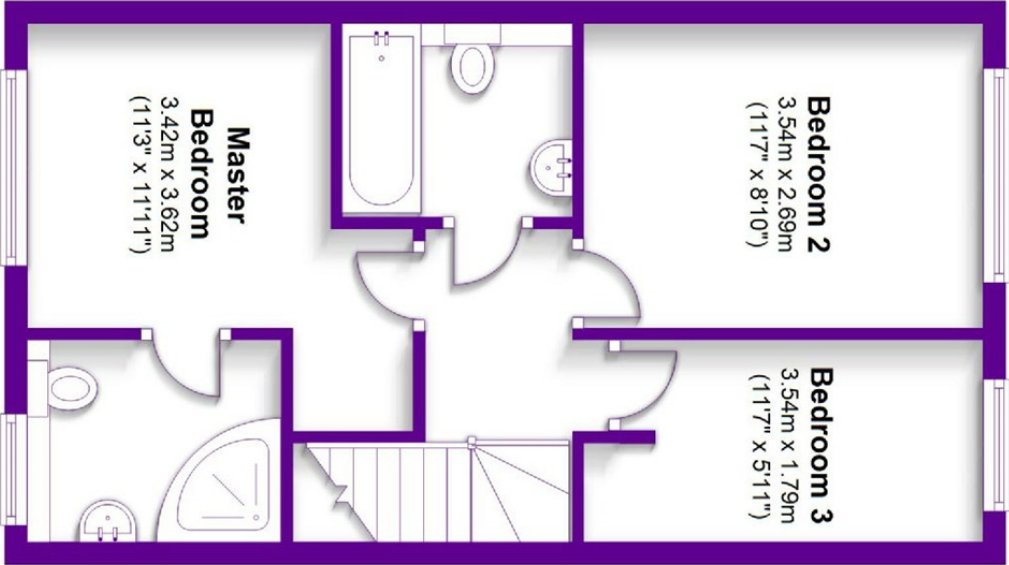
**Ground Floor**

Approx. 39.0 sq. metres (419.3 sq. feet)



**First Floor**

Approx. 38.9 sq. metres (419.2 sq. feet)



Total area: approx. 77.9 sq. metres (838.5 sq. feet)