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

£660,000 Freehold

Substantial Three Bedroom Family Home with Four Reception Rooms –  
Quiet Cul-De-Sac in Iver Heath!

Hilton King & Locke are delighted to present to the market this spacious and versatile three-bedroom family home, ideally situated in a peaceful cul-de-sac in Iver Heath. Just a short walk from local bus stops, shops, and Iver Heath Junior and Infant School, this property offers convenience, comfort, and generous living space throughout.

Upon entering, you're welcomed by a light and airy hallway that leads you into the heart of the home. This property boasts an impressive four reception rooms, offering flexible spaces to suit your lifestyle – whether you're working from home, entertaining, or relaxing with family.

**Key Features:** Four versatile reception rooms Open-plan kitchen/dining area with integrated appliances and ample storage Conservatory overlooking a beautifully maintained garden Three double bedrooms, including a master with full-width fitted wardrobes Downstairs shower room and first floor family bathroom Converted loft space – ideal home office or additional storage Well-kept rear garden with a custom-built bar – perfect for entertaining Garage with power, driveway parking, and front-facing CCTV camera Recently installed boiler (still under warranty) Plenty of storage throughout.

The front-facing living room, with an adjoining formal dining area, is the ideal space for family gatherings – comfortably accommodating a three-piece suite and dining table. At the rear, the conservatory offers a tranquil spot to unwind, with lovely views of the garden. The open-plan kitchen/dining area is truly the heart of the home, featuring modern eye and base level units, integrated appliances, and ample space for casual dining and day-to-day living.

Upstairs, you'll find three generously sized double bedrooms,





with the master bedroom benefiting from extensive fitted wardrobes. A modern three-piece family bathroom completes the first floor. The converted loft adds excellent versatility – currently used as a home office, it also offers valuable eaves storage.

**Outdoor Space:** The rear garden has been lovingly maintained by the current owners and is a real standout feature, offering a mix of lawn and patio areas along with a bespoke outdoor bar – ideal for summer entertaining. The garage with power and driveway parking add to the practicality of this excellent home. With a new boiler under warranty, ample living space, and an enviable location, this property is perfect for growing families or those seeking a flexible home in a well-connected location. A viewing is highly recommended to truly appreciate all that this home has to offer – contact Hilton King & Locke today to arrange your appointment and avoid disappointment.

**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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# 25 The Close Iver

Approximate Gross Internal Area

Ground Floor = 72.6 sq m / 781 sq ft

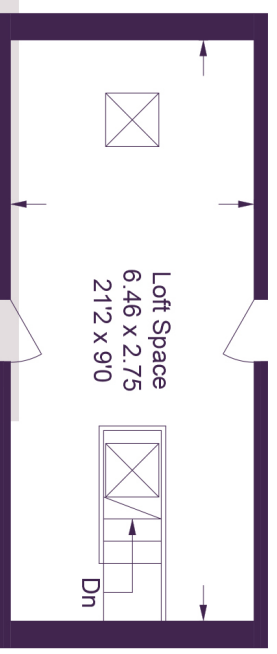
First Floor = 43.9 sq m / 472 sq ft

Garage = 14.9 sq m / 160 sq ft

Total = 131.4 sq m / 1,413 sq ft

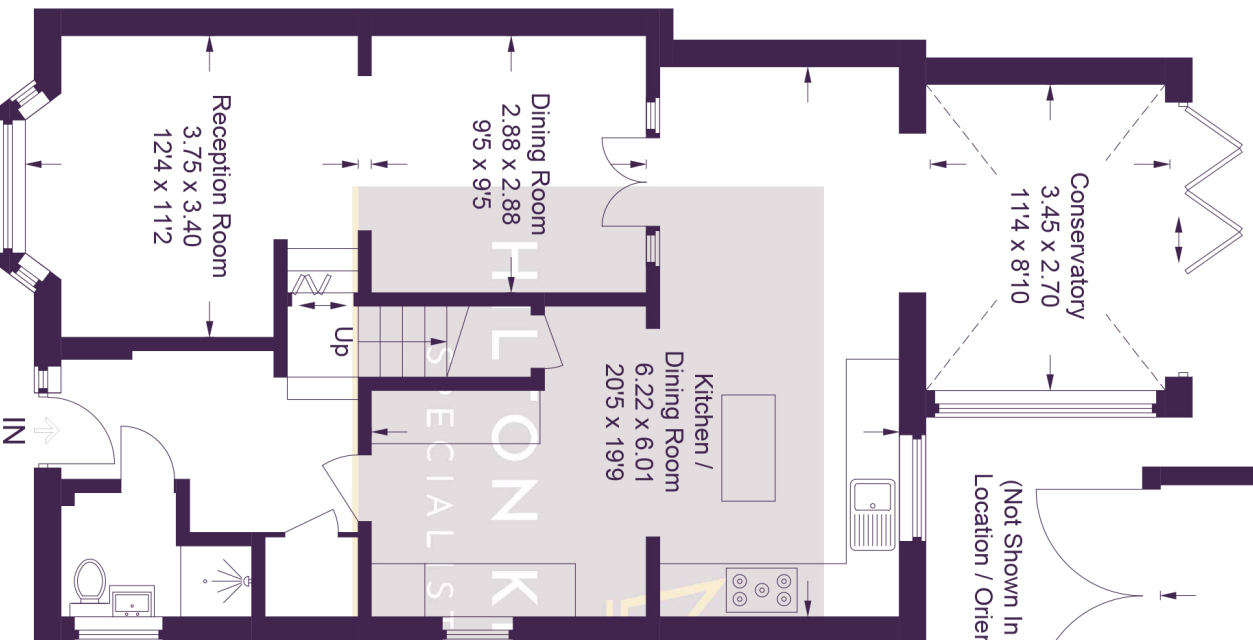


Conservatory  
3.45 x 2.70  
11'4 x 8'10



Loft Space  
6.46 x 2.75  
21'2 x 9'0

## Loft Space



Kitchen /  
Dining Room  
6.22 x 6.01  
20'5 x 19'9

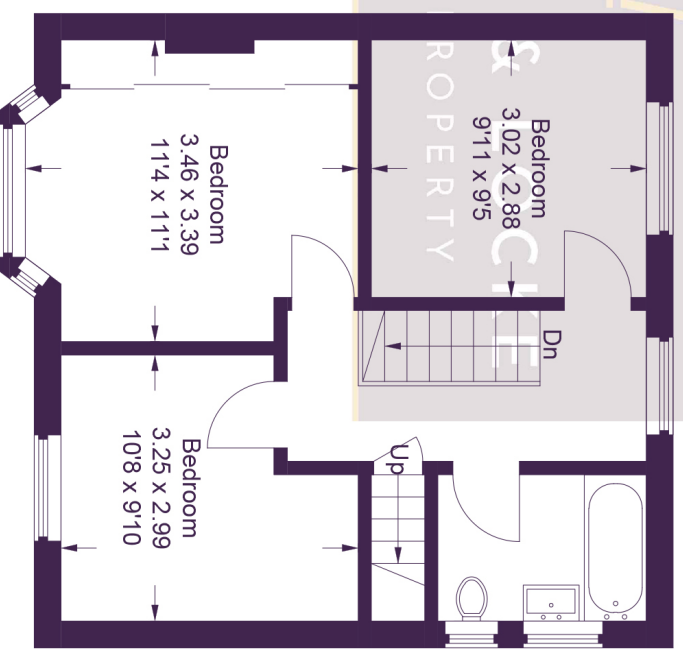
Dining Room  
2.88 x 2.88  
9'5 x 9'5

Reception Room  
3.75 x 3.40  
12'4 x 11'2

Up



## Ground Floor



Bedroom  
3.02 x 2.88  
9'11 x 9'5

Bedroom  
3.46 x 3.39  
11'4 x 11'1

Bedroom  
3.25 x 2.99  
10'8 x 9'10

Up

Dn

## 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.