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Swallow Street, Iver Heath, Buckinghamshire. SL0 0HS.

£550,000 Freehold

A charming three bedroom semi detached cottage situated in popular Swallow Street, with a great sized garden and offering plenty of scope to extend (subject to the usual consents). The property is only a short stroll from the popular Iver Flowerland, and is also within easy reach of both Iver Heath Infant and Junior Schools.

There is also no upper chain involved.

Accommodation on the ground floor includes an entrance porch, a 16'1 x 13' front aspect living room, 16'8 x 7'10 dining room that has french doors opening out to the garden, and a side aspect fitted kitchen that leads to an inner lobby/utility, where you can get further access to the garden, and also a cloakroom.

Upstairs are three well proportioned bedrooms. Bedroom one faces the front and measures 10' x 7'5, bedroom two is 10'5 x 9'3 and has fitted wardrobes, as does the 10'9 x 6'5 bedroom three. A family bathroom completes the accommodation which offers both a panel bath and also a separate shower cubicle.

Outside and to the front, is a block paved frontage which



provides parking for two cars. The rear garden is a real feature and is a great size, while being south facing too. It is mainly laid to lawn with a patio.

THE AREA

Swallow Street is situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities.

There is also easy walking access to the beautiful woodland walks at Black Park and Langley Park which are 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) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools.



Important Notice

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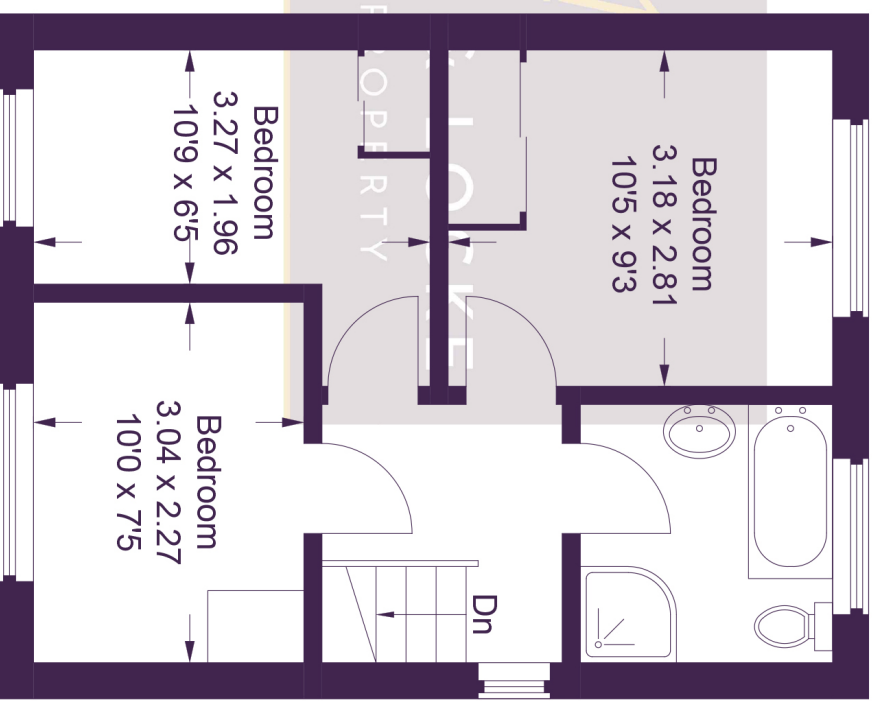
196 Swallow Street

Approximate Gross Internal Area

Ground Floor = 49.3 sq m / 531 sq ft

First Floor = 33.9 sq m / 365 sq ft

Total = 83.2 sq m / 896 sq ft



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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