



HILTON KING & LOCKE
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71 Bathurst Walk, Iver, Buckinghamshire. SL0 9EF.

£800,000 Freehold

Hilton King & Locke are excited to present this spacious and adaptable property on Bathurst Walk, spread across two well-designed floors to cater to various lifestyle requirements. Conveniently located within walking distance to Iver Crossrail Station, this home offers both comfort and practicality. This exceptional family home is in the perfect location.

Upon entering, you'll be greeted by a welcoming hallway that flows effortlessly into the main living spaces. The front-facing reception room is bright and inviting, with large windows that let in an abundance of natural light, providing the perfect setting to relax or entertain. Adjacent to this, a second reception room offers flexible space, ideal as a family room or dining area, and is perfectly situated for easy access to the kitchen and rear garden.

The kitchen, centrally located, serves as the heart of the home, providing a seamless connection to both the reception rooms while offering additional storage and convenient access to the outdoors. Toward the front of the property, a versatile third reception room awaits, ideal as a home office, study, or extra lounge area. This property also benefits from a downstairs WC.

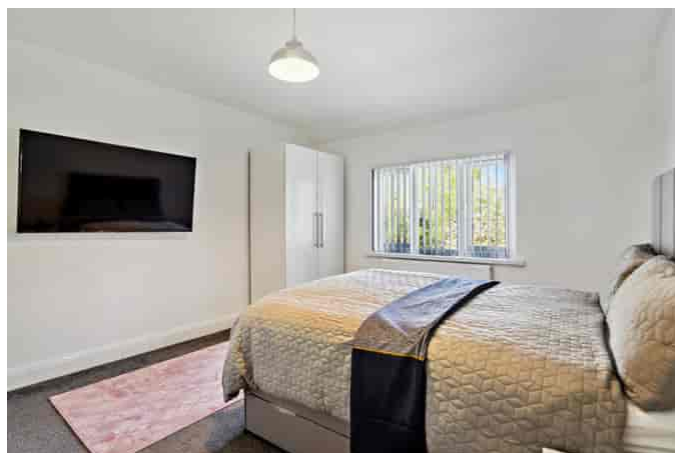
Featuring three well-sized bedrooms upstairs. The master bedroom boasts an en-suite shower room and delightful views over the beautifully maintained, mature garden—an ideal retreat for relaxation. The family bathroom is modern and features both a shower and a bath, adding extra convenience for the whole family.

Outside, the garden is a real standout, offering a tranquil setting with plenty of room for outdoor enjoyment. Additionally, a garage provides perfect storage space, ideal for keeping the garden tools, bikes, or any extra belongings.

Set in the desirable Bathurst Walk, the property benefits from its proximity to Iver's local amenities, including shops, cafes, and highly regarded schools. Iver Station (Crossrail) is only a short



stroll away, offering excellent transport links into Central London and beyond. Nature lovers will also appreciate the nearby green spaces, such as Black Park and Langley Park, providing ample opportunities for outdoor activities. This property is a perfect match for first-time buyers, young families, or investors. Early viewings are highly recommended to fully appreciate the potential this home has to offer.




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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71 Bathurst Walk

Approximate Gross Internal Area

Ground Floor = 72.6 sq m / 781 sq ft

First Floor = 57.7 sq m / 621 sq ft

Garage = 18.8 sq m / 202 sq ft

Total = 149.1 sq m / 1,604 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor

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.