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276 The Parkway, Iver, Buckinghamshire. SL0 0RJ.

OIEO £700,000 Freehold

Spacious 3/4 Bedroom Family Home in Iver Heath – No Onward Chain  
Hilton King & Locke are delighted to present this substantial and versatile 3/4 bedroom family home, ideally situated on the ever-popular Parkway in Iver Heath. Offering approximately 1,370 sq ft of well-proportioned living space, this chain-free property is perfect for growing families or those seeking flexible accommodation.

Upon entering, you're greeted by a welcoming entrance hall that leads to all areas of the home. To the front, the bright and spacious living room provides the perfect setting for relaxing or entertaining, with ample space for both a large sofa and dining table. This room also offers direct access to the rear garden. One of the standout features of the property is the additional study—ideal for those working from home or in need of a dedicated hobby space. Added storage enhances functionality.

The kitchen is well-appointed with a range of eye and base level units and space for appliances, leading seamlessly into a generous dining area—perfect for family meals or dinner parties. To the rear of the property, you'll find a ground floor double bedroom, which is ideal for guests, older children, or multi-generational living. Conveniently, a modern downstairs shower room is located adjacent to this bedroom, adding to the property's practicality.

Upstairs, there are two further double bedrooms. One features built-in wardrobes, while the other offers generous space for freestanding furniture. A stylish and contemporary family bathroom completes the upper floor. Storage is plentiful throughout, helping to keep living areas neat and organised.

Externally, the rear garden is mainly laid to lawn—a great outdoor space for children to play or for entertaining guests—with two handy storage sheds for garden tools or bikes. To the front, a spacious driveway provides off-street parking for multiple vehicles. Early viewing is highly recommended.



## THE AREA

The Parkway is a popular residential road 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

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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# 276 The Parkway

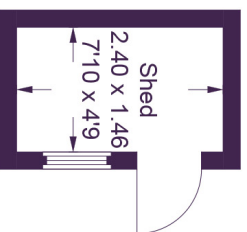
Approximate Gross Internal Area (Excluding Void)

Ground Floor = 87.7 sq m / 944 sq ft

First Floor = 32.3 sq m / 348 sq ft

Outbuildings = 7.3 sq m / 78 sq ft

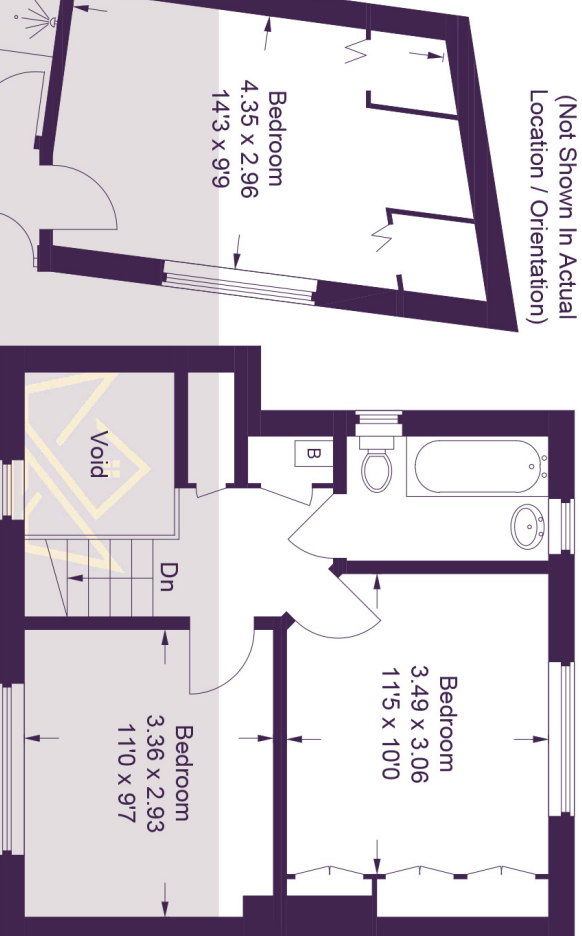
Total = 127.3 sq m / 1,370 sq ft



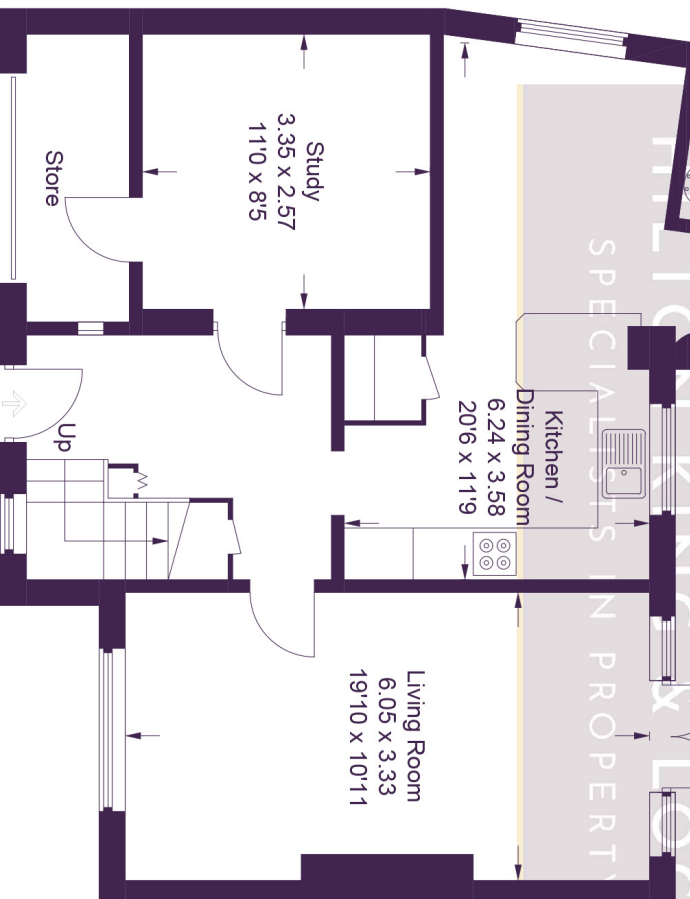
(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



## First Floor



## Ground 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.