



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



257 Church Road, Iver, Buckinghamshire. SL0 0RF.

£720,000 Freehold

Beautifully Presented Three/Four Bedroom Family Home – Popular Location in Iver Heath

Hilton King & Locke are delighted to bring to the market this beautifully presented and extended three/ four-bedroom semi-detached family home, located on a sought-after residential road in Iver Heath.

Ideally positioned within walking distance of local amenities including doctors' surgeries, a park, highly regarded schools, and excellent transport and motorway links, this home offers convenience and comfort in equal measure. This spacious and versatile property has been thoughtfully extended to create a variety of flexible living spaces, perfect for modern family life.

Upon entering, you are welcomed by a porch area – ideal for coats, shoes, and bags – which leads into a bright and airy hallway providing access to all ground floor areas.

To the front, there is a cosy living room filled with natural light – a perfect spot to relax and unwind. Adjacent is a second reception room, currently used as a playroom, which can be adapted to suit your needs. A separate study/bedroom offers an ideal workspace for those working from home.

At the rear of the property lies the true heart of the home – a stunning open-plan kitchen fitted with a range of eye and base level units, integrated appliances, and bi-folding doors that open out onto the beautifully maintained garden with the added benefit of Astro turf.

The adjoining dining room benefits from a skylight, flooding the space with natural sunlight, making it the perfect setting for family meals and entertaining. Completing the ground floor is a stylish and convenient shower room. Upstairs, the property boasts three generously sized bedrooms, two of which feature built-in wardrobes, and a modern family bathroom.

Externally, the rear garden is a tranquil and well-maintained space – ideal for children, gardening enthusiasts, or entertaining guests.

This is a superb family home offering both space and flexibility in a prime location. Early viewing is highly recommended to fully appreciate



all that this property has to offer.

THE AREA

Iver Heath is a semi rural village with local shops and amenities, situated between Uxbridge and Slough. 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) and M4 (J5) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an extremely good choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. The area is well served for local sporting facilities and golf at Richings Park, with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area.

Lawn tennis is available at Gerrards Cross and Beaconsfield. Horse racing can be found at Windsor, Sandown and Kempton Race Courses. Nearby Iver Heath has beautiful surrounding countryside including Black Park and Langley Park that has an impressive network of footpaths and bridleways.

The famous Pinewood Studios also features a cinema. Iver (Great Western Line: London Paddington 31 mins) - Gerrards Cross 4 miles (Chiltern Line: London Marylebone 25 mins) - Uxbridge 3 miles (Metropolitan Line: London Baker Street 38 mins) - M25 (J16)/M40 (J1A) 4 miles - London Heathrow 8.5 miles - Central London 20 miles (Distances and times are approximate)



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).

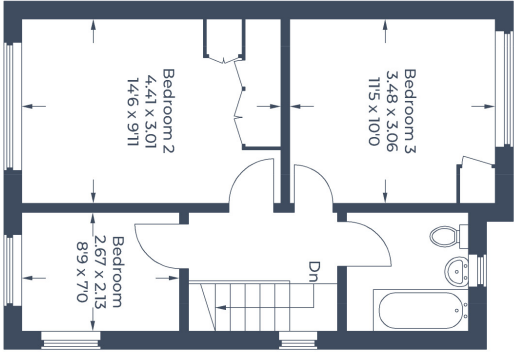
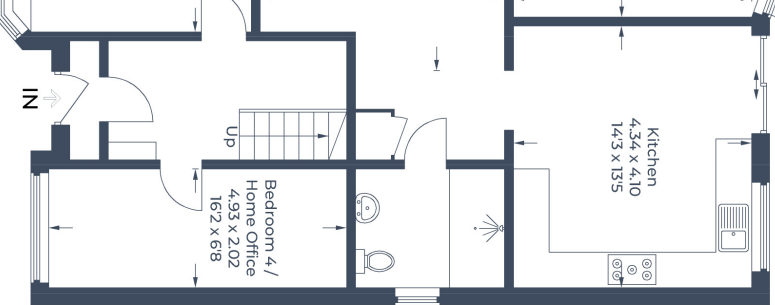
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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Approximate Gross Internal Area
Ground Floor = 88.4 sq m / 951 sq ft
First Floor = 40.8 sq m / 439 sq ft
Total = 129.2 sq m / 1,390 sq ft



First Floor

Illustration for identification purposes only.
measurements are approximate, not to scale.
Property Marketing Produced for Hilton King & Locke - Iwer