



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



125 High Street, Iver, Buckinghamshire. SL0 9QB.

£514,500 Freehold

Hilton King & Locke are pleased to bring to the market this Immaculate three-bedroom Victorian house Built in 1896. This property comes to the market with three good sized bedrooms with the added benefit of an en-suite shower room.

Conveniently located just a short stroll from Iver Village Centre, this family home is very close to local schools, amenities, and transportation options, including Iver Train Station (Crossrail/Elizabeth Line) situated less than a mile away. The property boasts a spacious living/dining room, a kitchen extension, a downstairs shower room, three bedrooms, an ensuite shower room in the additional loft conversion. The rear of the property features a sizable garden leading to a garage and off-street parking.

Upon entering the property, the doorway seamlessly leads into the living/dining room, with wooden flooring and a striking fireplace. This property comes to the market with plenty of storage including an understairs cupboard, a sash window with a front aspect view, stairs ascending to the first floor, ample space for substantial living and dining room furniture, and a doorway opening into the kitchen.

The generously sized kitchen extension is fitted with a combination of wall-mounted and base kitchen units. A sky light provides an abundance of light to this room. There is plenty of space for a washing machine, dishwasher, and fridge freezer as well as an integrated hob. Another added benefit is the downstairs bathroom. Off the kitchen is a door opening to the garden that is around 70ft with a garage with power and parking to the rear. The garden also has a wooden summer house that would be perfect as a home office or gym.

Ascending to the first floor, you'll find two good sized bedrooms. The primary bedroom boasts views over rear garden and has an abundance of fitted wardrobes space as well as a connecting dressing room with loft space that could be used as a nursery/study or be converted into an en-suite.

Leading to the second floor this additional bedroom is spacious, offering ample room and an abundance of eave storage with hardwood flooring. This room also comes to the market with an en-suite shower room.



Iver is popular for its tranquillity and accessibility, with quick road access to the M25, M4, M40 and A40 Great West Road. Iver Rail Station is just over a mile away and is a stop on the Crossrail Elizabeth Line. This will make a journey to Farringdon or Liverpool Street last only 30-35 minutes and is planned to be a train every 2-4 minutes. Iver lies within an hour by road from all London airports; Heathrow which is approximately 7 miles away (15-20 minutes).

The area has an array of popular country pubs and restaurants, an active community atmosphere and some beautiful countryside, with Black Park (a popular location for movie sets filmed from Pinewood Studios in nearby Iver Heath), and Langley Park only 5 minutes away by car. Richings Park and Thorney Park Golf Courses are close by.

Iver lies 3 miles from Uxbridge and 2 miles from Langley with Slough and Windsor only 6 miles away. These larger towns provide a further choice of shopping amenities, cinemas, retail parks, restaurants, and supermarkets.



#### 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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# 125 High Street

Approximate Gross Internal Area

Ground Floor = 42.8 sq m / 461 sq ft

First Floor = 34.1 sq m / 367 sq ft

Second Floor = 16.3 sq m / 175 sq ft

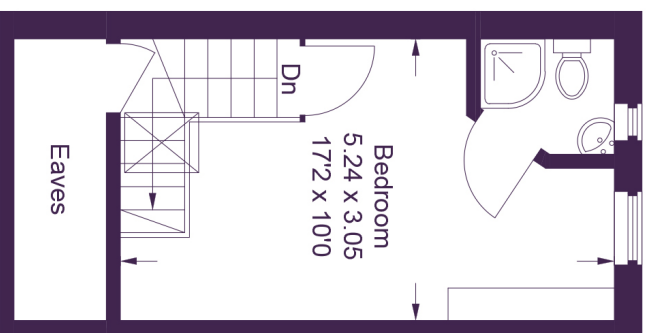
(Excluding Eaves)

Garage / Outdoor Gym = 32.9 sq m / 354 sq ft

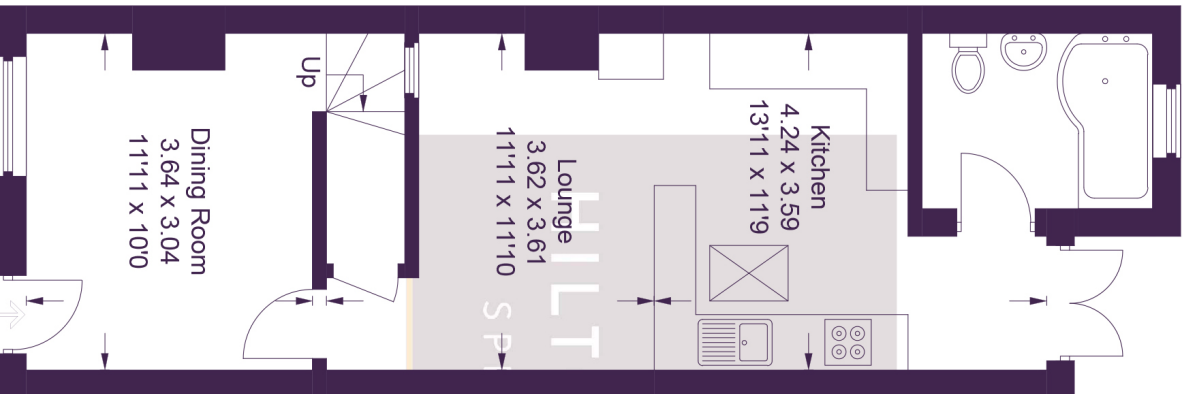
Total = 126.1 sq m / 1,357 sq ft



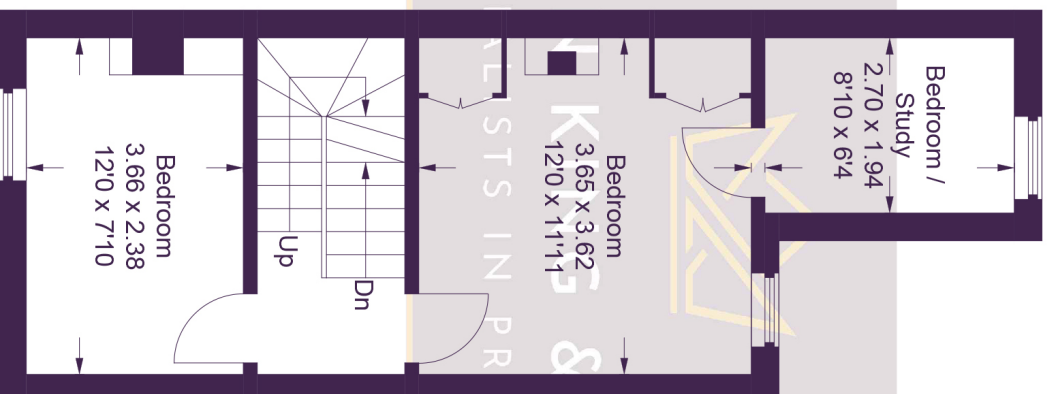
(Not Shown In Actual Location / Orientation)



## Second Floor



## 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.