



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Chequers Orchard, Iver, Buckinghamshire. SL0 9NH.

£550,000 Freehold

A three/four bedroom chalet bungalow situated in a pleasant cul-de-sac off Iver High Street, therefore walking distance to Ivers many amenities which include a Costa, a Chemist, a Dentist, places to eat and a Co Op. Iver Village Infant and Junior Schools and also Iver Medical Centre, are only a short walk away.

This excellent property has potential to improve and comes to the market with the added benefit of no upper chain.

Ground floor accommodation includes a 13'5 x 11'6 front aspect living room, a 18'3 x 12' kitchen/breakfast room which is open plan to a conservatory. Completing this floor is a shower room and a front aspect study/bedroom four.

Upstairs are three more bedrooms and a family bathroom. Bedroom one measures 15'8 x 9'8, bedroom two 12'2 x 8'6 and bedroom three 7'6 x 7'3.

Outside there is off street parking at the front of the property, plus a 15'4 x 8'5 garage, and to the rear the garden has a block paved patio, lawn, and a summer house.



THE AREA

The property is a short walk to the Co-op, Costa, The Swan Public House and all of the High Street's amenities. It is located near the Iver Medical Centre and is also a short walk to both of the village's Infant and Junior Schools.

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 which makes journey times to Farringdon or Liverpool Street last only 30-35 minutes.

Iver lies within an hour by road from all London airports; in particular Heathrow which is approximately 7 miles away (15-20 minutes).



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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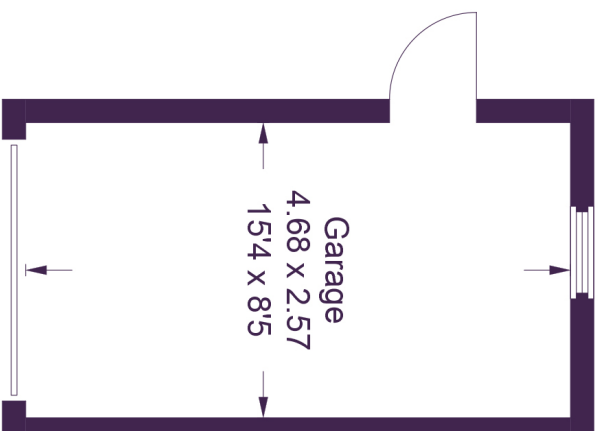
Approximate Gross Internal Area

Ground Floor = 52.9 sq m / 569 sq ft

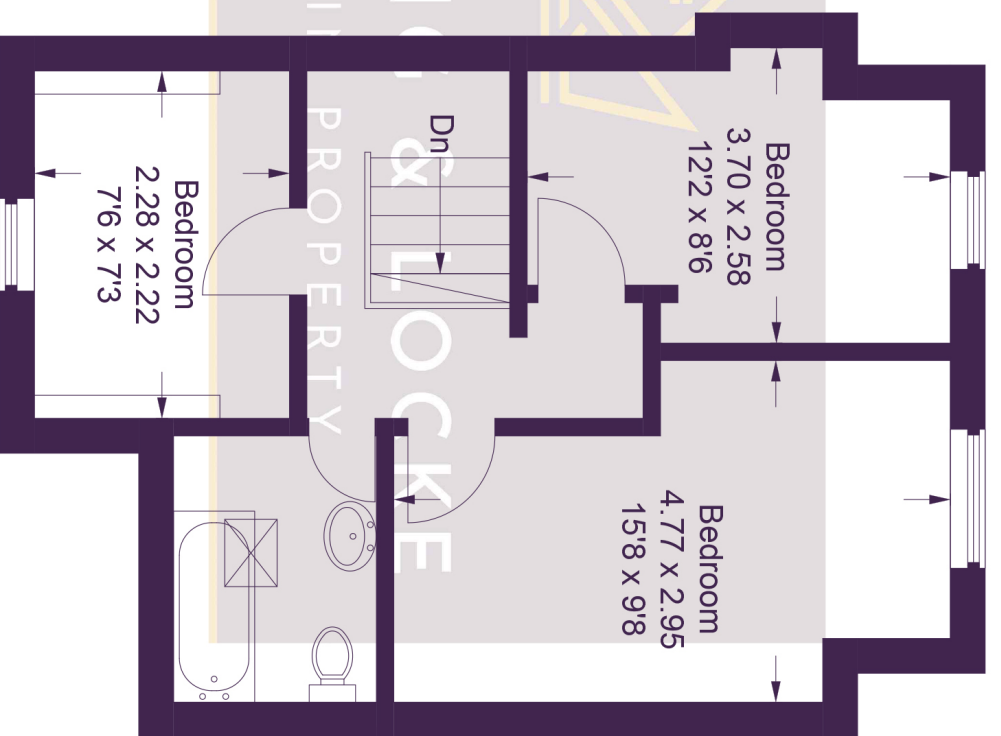
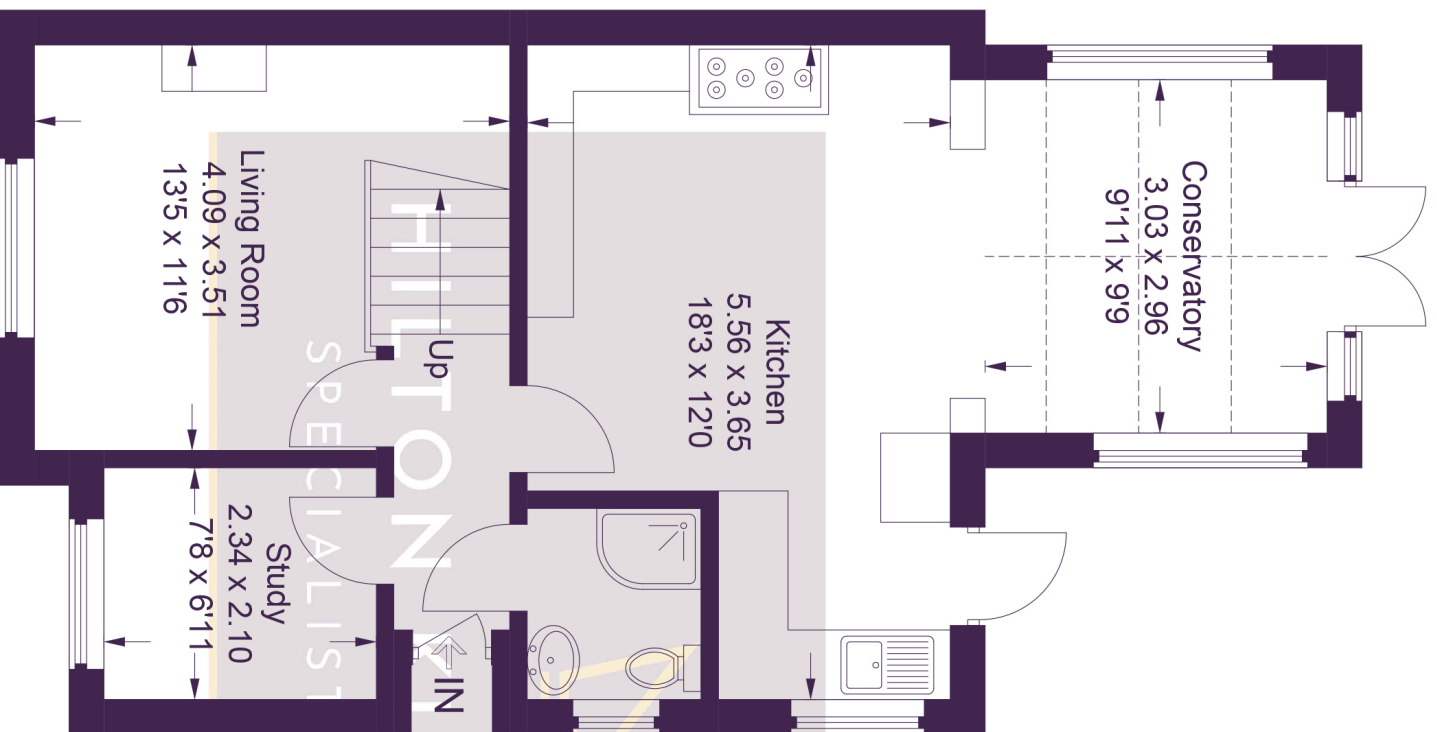
First Floor = 39.4 sq m / 424 sq ft

Garage = 12.0 sq m / 129 sq ft

Total = 104.3 sq m / 1,122 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.