



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



4 Swallow Fields, Iver, Buckinghamshire. SL0 0DQ.

£795,000 Freehold



Hilton King & Locke are delighted to bring to market this impressive four-bedroom detached home, located in a peaceful and highly sought-after residential area. Positioned on a generous corner plot, this beautifully presented property offers three versatile reception rooms, two bathrooms, and a spacious driveway for multiple vehicles. Just over 1.5 miles from Iver Station (Crossrail/Elizabeth Line), it is ideally situated for families and commuters alike, with excellent access to local schools, amenities, and transport connections.

Upon entering, you are welcomed by a bright and inviting hallway, complete with a staircase to the first floor and elegant hardwood flooring that flows through much of the ground floor. A conveniently located downstairs cloakroom sits just off the hall and includes a WC, wash basin, and a side-facing window for natural light. To the front of the property is a generous family room, offering flexibility for both a dining and living area. With a front aspect window, additional side access door, and easy access to the adjacent utility room, this space is ideal for modern family living. The utility area itself includes space for appliances, tiled flooring, and a side-facing window.

At the rear of the home is a comfortable sitting room, filled with natural light from both a rear-facing window and French doors that lead directly to the garden. A feature fireplace creates a cosy focal point, while the room flows effortlessly into the open-plan kitchen and dining space. This area is well-equipped with a range of fitted units, integrated appliances, and ample work surfaces, complete with tiled splashbacks and flooring.

Dual French doors extend the entertaining space out onto the rear patio, perfect for al fresco dining. Upstairs, the property offers four well-proportioned bedrooms and a modern family bathroom. The principal bedroom overlooks the rear garden and benefits from fitted wardrobes and a private en-suite shower room. Another spacious double bedroom enjoys dual-aspect windows, while the remaining two bedrooms – one double and



one single – also offer comfortable accommodation with views over either the front or rear. The main bathroom is stylishly tiled and includes a bath with shower attachment, WC, basin, and heated towel rail.

**Exterior** To the front, a large block-paved driveway provides off-street parking for four or more vehicles, bordered by mature planting that adds character and privacy. Side access leads to the rear garden – a tranquil space with a combination of patio and decking, ideal for outdoor entertaining. A well-maintained lawn stretches to the back, complemented by a large shed for storage. The entire garden is enclosed, making it both secure and child/pet-friendly. This superb family home offers space, comfort, and convenience in equal measure. For further information or to arrange a viewing, please contact Hilton King & Locke – your local property experts.

**Location** - Swallow Fields in Iver is a sought after residential area that combines tranquility with convenience. Located within easy reach of local amenities, it provides residents with access to shops, cafes, and essential services. Families will appreciate the proximity to highly regarded schools, while commuters benefit from excellent transport links, including easy access to the A40 and M25, connecting to London and beyond. Swallow Fields offers a peaceful environment without compromising on connectivity, making it an ideal location for families and professionals alike



#### 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.



23 High Street  
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033  
iver@hklhome.co.uk



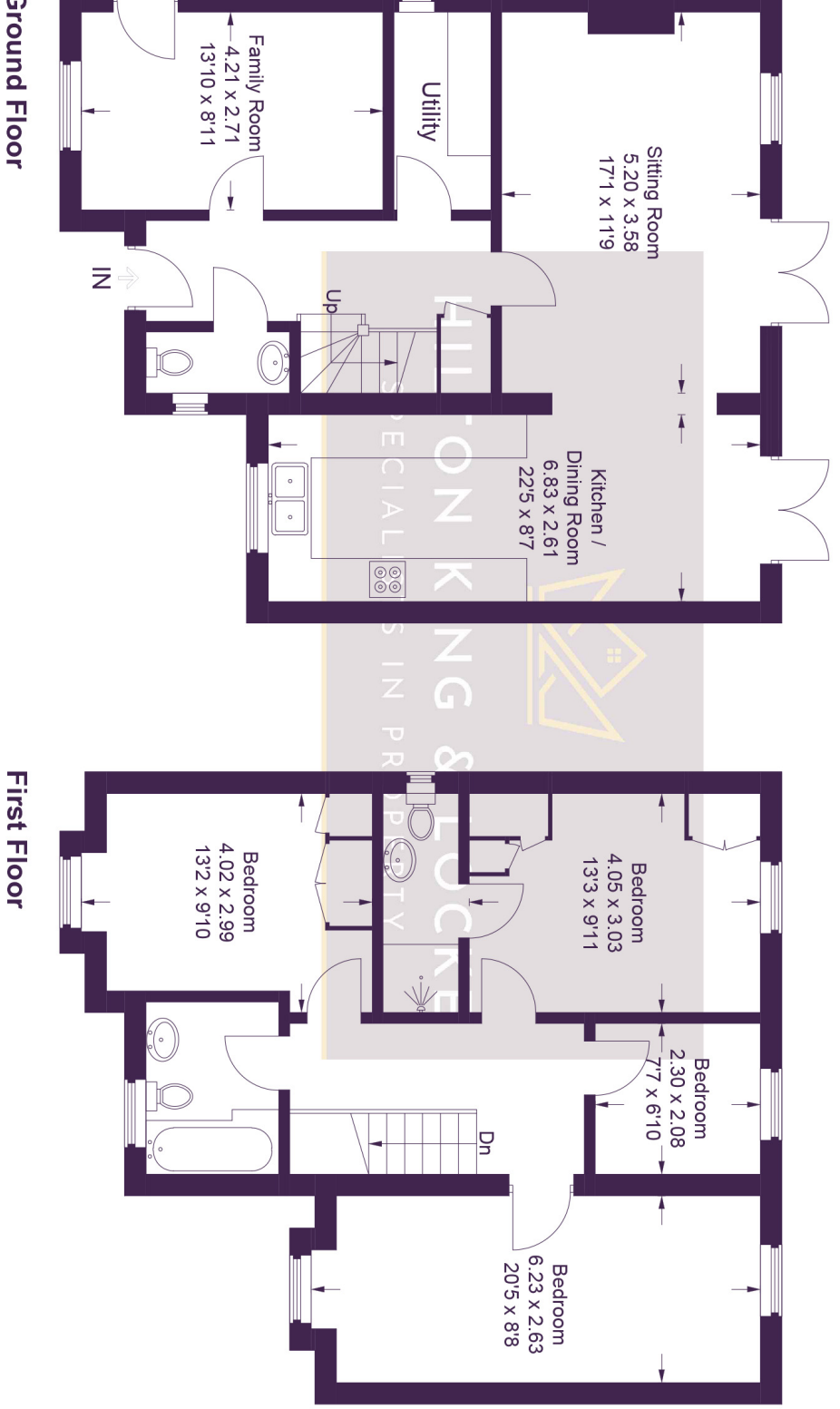
# 4 Swallow Fields

Approximate Gross Internal Area

Ground Floor = 68.4 sq m / 736 sq ft

First Floor = 64.7 sq m / 696 sq ft

Total = 133.1 sq m / 1,432 sq ft



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.