



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



101 Leas Drive, Iver, Buckinghamshire. SL0 9RP.

Offers in Excess of £460,000 Freehold

Hilton King & Locke are pleased to offer for sale this excellent three-bedroom end of terrace family home that is excellent value for money. This property has been well kept by the current vendors and have made this house a real family home, with it being a great purchase for a family looking for a good-sized garage in a cul-de-sac, while also seeking that hard to find third bedroom in this price range.

Accommodation includes an extended porch leading to the double aspect living/dining room with patio doors leading out to the garden, a good-sized kitchen/breakfast room with plenty of fitted units and storage that also gives you access to the garden. Leading upstairs you have three first floor bedrooms (all of which have fitted or build in wardrobes) and a three-piece family bathroom with panel bath completes the upstairs.

Outside, The garden is mainly laid to lawn with a patio area and fencing to the sides, while there is also a garage in a nearby block.

The property is at the heart of the village and therefore has everything on your doorstep from the local Infant and Junior Schools, to a dentist, Iver Medical Centre, plus Costa, Co op and many other amenities.

#### THE AREA-

The property is a short walk to the Co-op, Costa, The Swan Public House, and all the High Street's amenities. It is located near the Iver Medical Centre and is also a short walk to both 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. This makes journeys 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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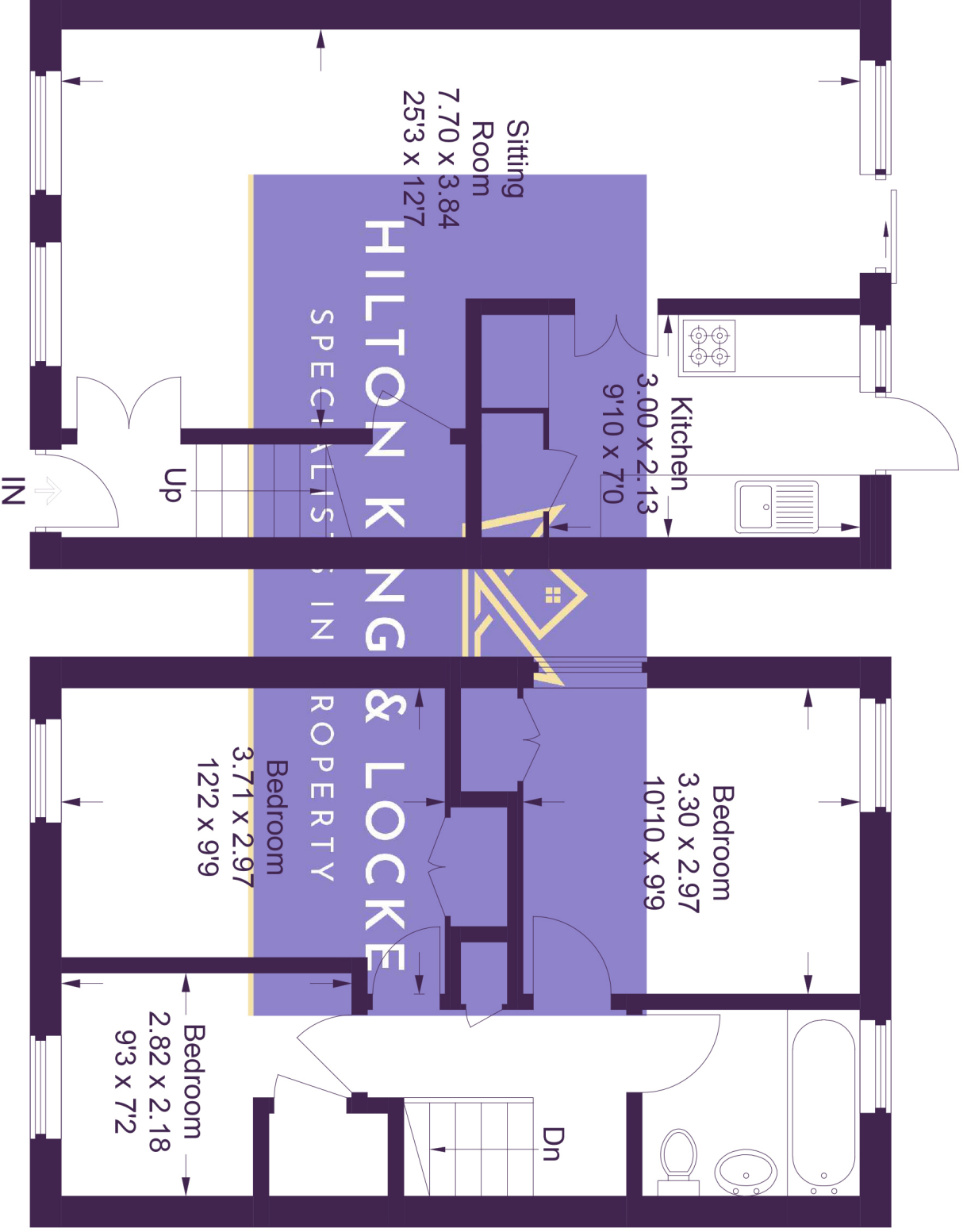
# 101 Leas Drive

Approximate Gross Internal Area

Ground Floor = 38.1 sq m / 410 sq ft

First Floor = 37.7 sq m / 406 sq ft

Total = 75.8 sq m / 816 sq ft



## 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.