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41 Stonecroft Avenue, Iver, Buckinghamshire. SL0 9QF.

£585,000 Freehold

Situated in a sought-after residential location, this well-proportioned and versatile home offers flexible accommodation arranged over two floors, complemented by a generous kitchen space, conservatory, and a useful summer house situated in the private garden.

The ground floor welcomes you via an entrance hall with stairs rising to the first floor and access to a convenient shower room. Leading on you have a spacious family reception room, and a ground floor bedroom with fitted wardrobes, offering excellent flexibility for modern living. To the rear, a bright and comfortable conservatory provides an ideal space for relaxation and family life.

At the heart of the home lies a generous kitchen/breakfast room, offering ample space for dining and entertaining. This area flows seamlessly into the well-maintained private garden with summer house.

Upstairs, the property offers two further bedrooms, both well-proportioned, along with a family bathroom. Eaves storage is also available, making practical use of the roof space.

Externally, the property benefits from an attached garage, ideal for use as a home office, studio, or hobby space.

Overall, this is a highly adaptable home, perfectly suited to a range of buyers, including families, downsizers, or those seeking flexible living arrangements in a desirable setting.

#### Area-

Situated in a sought-after residential location in Iver, this well-presented home on Stonecroft Avenue offers a fantastic opportunity for families, first-time buyers, or investors alike. The property is ideally positioned within easy reach of local amenities, reputable schools, and excellent transport links,



including nearby access to the Elizabeth Line, providing direct routes into Central London perfect for commuters. . Externally, the property benefits from a private rear garden perfect for outdoor dining and leisure as well as off-street parking to the front. Stonecroft Avenue is a quiet and desirable road, making it an ideal setting for those seeking a balance between suburban tranquillity and convenient access to nearby towns and transport connections.



#### 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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# 41 Stonecroft Avenue

Approximate Gross Internal Area

Ground Floor = 79.2 sq m / 852 sq ft

First Floor = 28.1 sq m / 302 sq ft

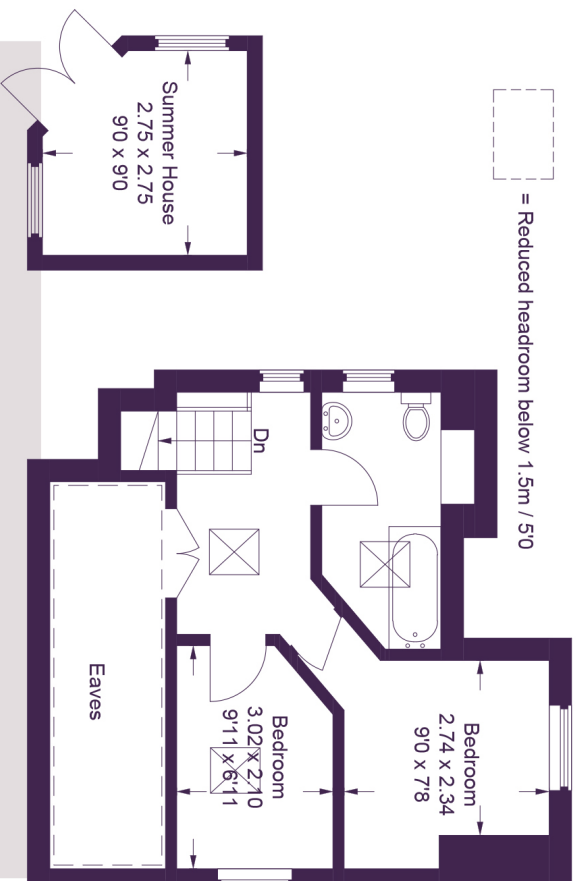
(Excluding Eaves)

Summer House / Garage = 18.5 sq m / 199 sq ft

Total = 125.8 sq m / 1,353 sq ft



= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual  
Location / Orientation)

## First Floor



## Ground 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.