



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



Swallow Street, Iver Heath, Buckinghamshire. SL0 0HQ.

£650,000 Freehold

A beautifully presented and extended three bedroom semi detached family home which absolutely must be viewed internally in order to be fully appreciated.

The 30'1 x 18'9 kitchen/family area is without doubt the standout feature of the property. As you enter this space you are struck by the natural light flooding into the room via the ceiling lantern and bi fold doors which run across the back of the property. There are ample, contemporary styled kitchen units, plus an impressive centre isle with breakfast bar. This spacious room offers both space to formally dine and relax in, as there is plenty of room for a large sofa too.

Also on the ground floor is a 13'2 x 11'11 bay fronted living room which has double doors leading to the kitchen area, plus there is a utility room and a cloakroom.

Upstairs are three well proportioned bedrooms. Bedroom one is bay fronted and measures 13'6 x 11'10, and also offers fitted wardrobes. Bedroom two is 10'6 x 10'2 and overlooks the garden to the rear, while bedroom three faces the front. A stylish family bathroom, featuring his and hers wash basins, completes the accommodation.

Outside and to the front, there is a block paved drive which provides parking for two cars, while to the rear is a large and secluded garden, with a large decking area, is mainly laid to lawn and with fencing to the sides. The 25'4 x 9'1 garage would be ideal for use as a separate work or storage space.



Other points to note are that the property backs onto a nature reserve, ensuring there are no neighbouring houses behind, and that there is also approval in place for a loft conversion, which would provide a forth bedroom and another bathroom. In addition, there is no upper chain involved, meaning this is ideal if you are seeking a hassle free purchase.

THE AREA

Swallow Street is situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities. The property is close to the popular Iver Flowerland, and is also within easy reach of both Iver Heath Infant and Junior Schools.

There is also easy walking access to the beautiful woodland walks at Black Park and Langley Park which are ideal for families and dog walkers. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports.

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools.



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

66 Swallow Street

Approximate Gross Internal Area

Ground Floor = 76.7 sq m / 825 sq ft

First Floor = 41.3 sq m / 444 sq ft

Garage & Shed = 26.0 sq m / 280 sq ft

Total = 144 sq m / 1,549 sq ft



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

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.