



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



16 The Close, Iver, Buckinghamshire. SL0 0HE.

£550,000 Freehold

Hilton King & Locke are delighted to present to the market this well-proportioned three-bedroom semi-detached family home, situated in a quiet and popular cul-de-sac in Iver Heath. This charming property offers excellent kerb appeal with a private driveway, side access, and a garage with power – ideal for parking, storage, or conversion potential (STPP).

Upon entering, you're welcomed by a convenient porch – perfect for coats, shoes, and everyday essentials. The spacious hallway leads to various parts of the home, creating a sense of flow and openness. The generously sized living/dining room is ideal for modern family living, comfortably accommodating a three-piece suite and a dining table. Natural light fills the space, and sliding doors provide direct access to the rear garden – perfect for indoor-outdoor entertaining.

To the rear of the property, the kitchen is well-equipped with ample eye-level and base units, offering plenty of storage and workspace. It also provides an additional access point to the garden. Upstairs, you'll find three well-proportioned bedrooms, all benefiting from fitted wardrobes. A separate WC and family bathroom complete the upper level.

The substantial rear garden is mainly laid to lawn with a spacious patio area, perfect for outdoor dining and relaxation. There are also storage sheds, offering practicality for families and garden enthusiasts alike. Additional features include: Quiet cul-de-sac location Side access Large rear garden with patio Garage with power Fitted wardrobes in all bedrooms This property offers fantastic potential for a growing family or anyone seeking a peaceful, well-connected location. Viewings are highly recommended to fully appreciate all this lovely home has to offer.

**Location:** Situated in a quite cul-de-sac The Close, this property benefits from a peaceful and family-friendly environment. Enjoy the best of both worlds with a serene neighbourhood setting.



while still being conveniently close to essential amenities, schools, and leisure facilities.

Surrounding Area: Residents of Iver Heath relish in the abundance of nearby green spaces, parks, and nature trails, providing ample opportunities for outdoor activities and leisure. Additionally, the location offers easy access to popular shopping centres, restaurants, and entertainment options as well as motorway links and Iver's Cross Rail Station providing quick links into London.



#### 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).

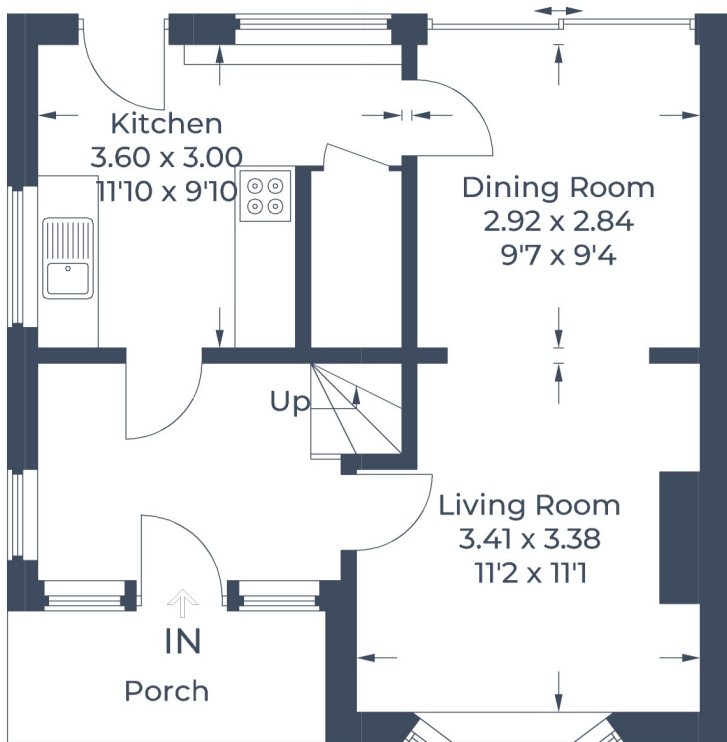
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



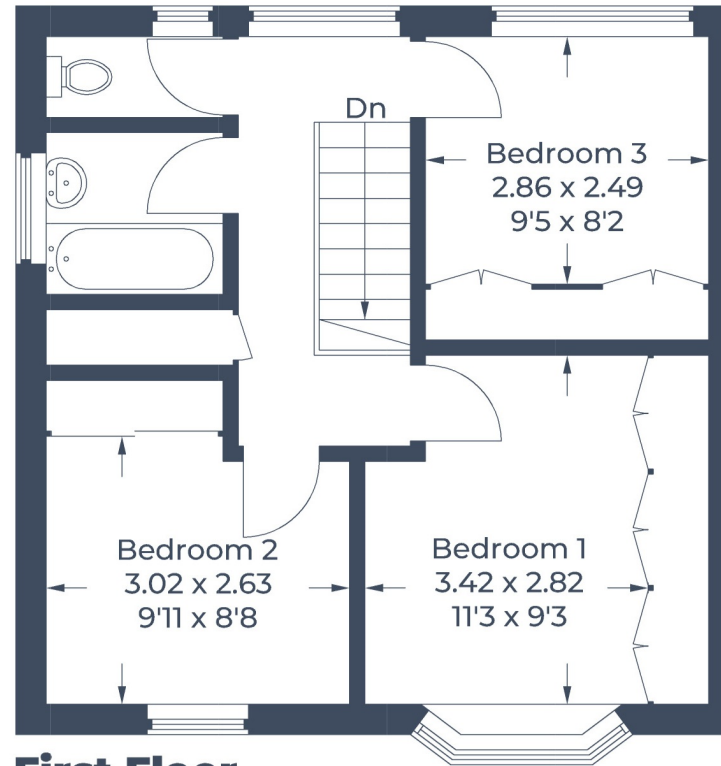
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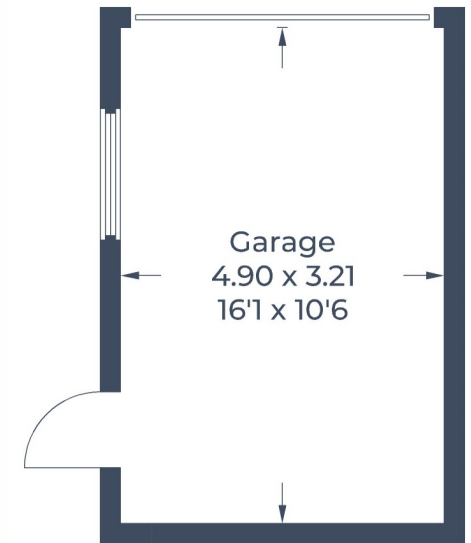
Approximate Gross Internal Area  
Ground Floor = 39.8 sq m / 428 sq ft  
First Floor = 43.2 sq m / 465 sq ft  
Garage = 15.7 sq m / 169 sq ft  
Total = 98.7 sq m / 1,062 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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