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25 Colne Orchard, Iver, Buckinghamshire. SL0 9NA.

£550,000 Freehold

Nestled in a peaceful cul-de-sac location, this well-presented three-bedroom semi-detached house offers spacious living with the added benefit of off-road parking for multiple cars on the driveway. Located in the heart of the village, the property is within walking distance of Iver Crossrail station, local schools, and a variety of local amenities, including doctors' offices, takeaways, and a nearby Co-op.

Upon entering, you are greeted by a welcoming porch that leads into an open hallway with additional storage space, perfect for coats and shoes. The downstairs WC is generously sized and currently features integrated washing appliances, offering both practicality and convenience.

The front-facing family living room is bright and airy, thanks to large windows that flood the room with natural light. There is ample space for a three-piece sofa, making this room perfect for relaxation and family gatherings.

To the rear of the property is a well-equipped kitchen, complete with plenty of eye and base-level units and an integrated gas hob, cooker hood and dishwasher. This space also offers abundant storage and ample room for a dining table and chairs. Patio doors open out onto the well-maintained garden, which features both a patio and lawn area. Additionally, there is a storage shed with a solid base that could easily be transformed into a summerhouse or home office, providing endless possibilities for extra living space.

The property also benefits from side access, offering further convenience. Upstairs, you'll find three generously-sized bedrooms, all with fitted wardrobes, allowing for plenty of floor space for free-standing furniture. The modern family bathroom is equipped with both a bath and a shower, providing a touch of luxury. This property is a must-see to fully appreciate its size and excellent condition. Don't miss out—book a viewing today!



Situated in the heart of Iver Village, this charming home offers a fantastic opportunity for those looking for a convenient and well-connected location. Within walking distance to Iver's Crossrail station, commuting to London and beyond is a breeze. The property is also ideally positioned near local schools, making it perfect for families.



#### 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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# 25 Colne Orchard

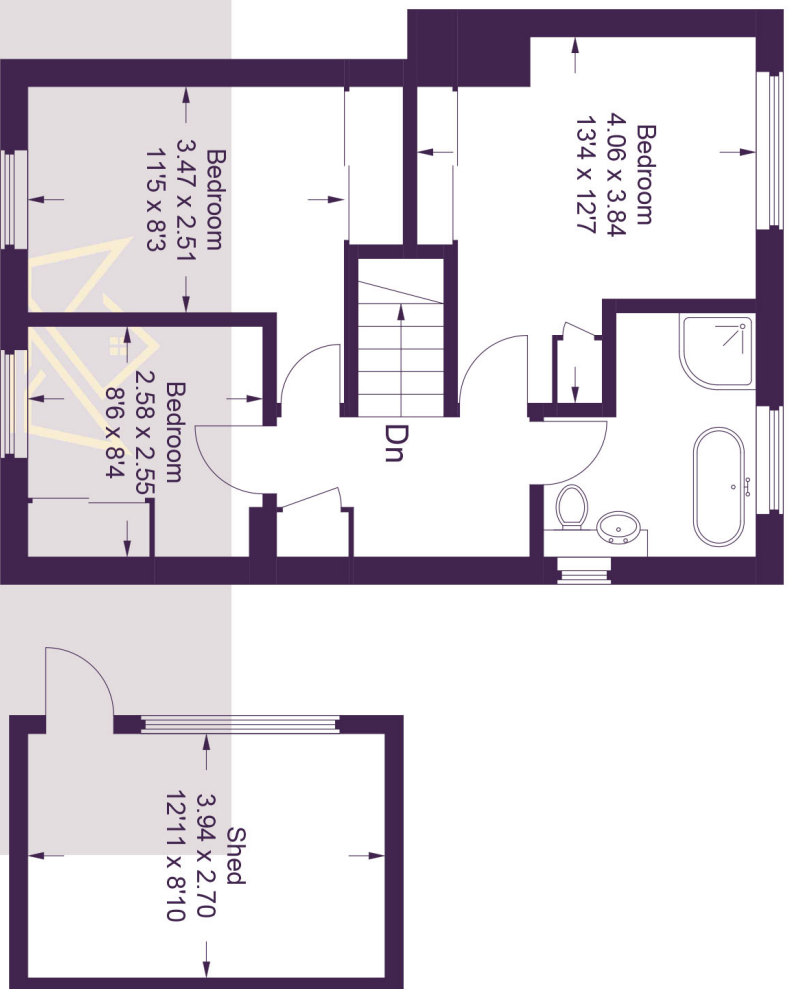
Approximate Gross Internal Area

Ground Floor = 55.8 sq m / 601 sq ft

First Floor = 43.8 sq m / 471 sq ft

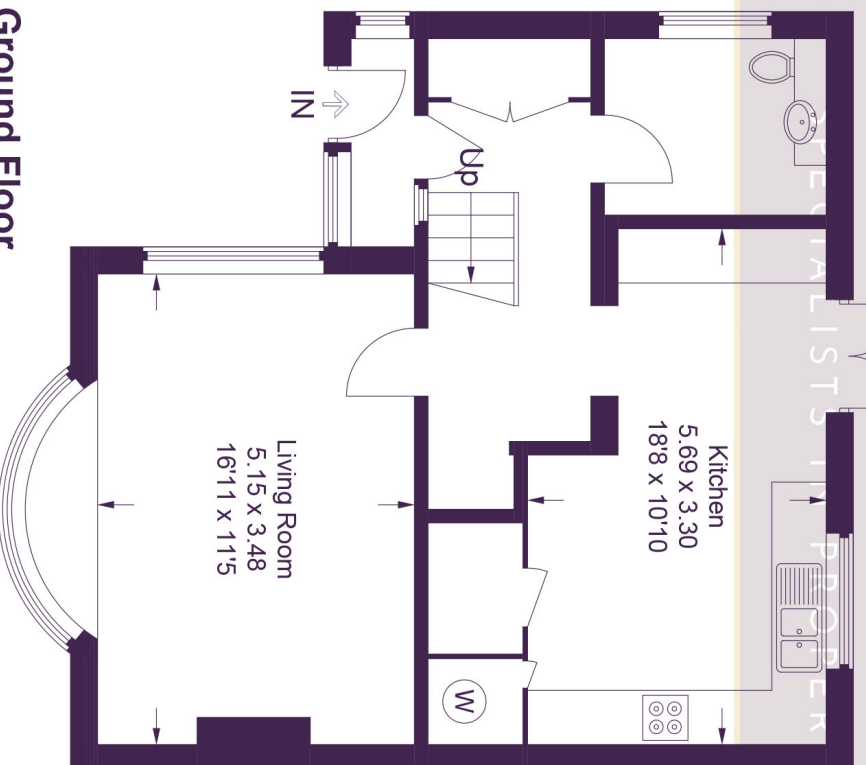
Shed = 10.7 sq m / 115 sq ft

Total = 110.3 sq m / 1,187 sq ft



(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.