



MOVE INN ESTATES

MAKING THE RIGHT MOVE



Swallow Street

, Iwer, SL00HT

Asking Price £800,000



Swallow Street, Iver, Buckinghamshire, SL0 0HT

Approximate Area = 2549 sq ft / 236.8 sq m

For identification only - Not to scale

GROUND FLOOR

- Kitchen/ Dining Room: 25'7" (8.1) max x 12'10" (3.8) max
- Reception Room: 23'7" (7.2) max x 14'9" (4.2) max
- Conservatory: 12'8" (3.9) max x 12'13" (3.7) max
- Reception/ Games Room: 21'5" (6.5) max x 12'5" (3.6) max
- Utility: 10'0" (3.0) max x 5'5" (1.6) max
- Garden: Approximate 50' (15.2) max x 20'2" (6.1) max

FIRST FLOOR

- Bedroom 1: 14'4" (4.3) max x 10'5" (3.2) max
- Bedroom 2: 14'4" (4.3) max x 10'5" (3.2) max
- Bedroom 3: 12'5" (3.8) max x 10'10" (3.3) max
- Bedroom 4: 12'5" (3.8) max x 8'8" (2.6) max
- Bathroom
- Wardrobe: 12'10" (3.7) max x 6'10" (2.1) max

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	59	64	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Please contact our Move Inn Iver Office
on 01753900950 if you wish to arrange a viewing appointment
for this property or require further information.

- Four-bedroom detached family home on a desirable road in Iver
- Substantial plot with large front garden
- Generous 2,549 sq ft of living space
- Two spacious reception rooms, ideal for entertaining or relaxing
- Principal bedroom with walk-in wardrobe
- Family bathroom plus additional W/C
- Excellent transport links: Elizabeth Line, M25, M4, and Heathrow Airport
- Close to well-regarded schools, shops, and green spaces including Black Park & Langley Park
- CHAIN FREE

The property features two generously sized reception rooms, providing the perfect balance for entertaining guests or enjoying quiet family time. The bright and spacious kitchen offers excellent scope for updating to suit modern tastes, while upstairs you'll find four well-proportioned bedrooms. The principal bedroom is a true highlight, benefiting from its own walk-in wardrobe. Completing the layout are a family bathroom and an additional W/C for everyday convenience.

With its flexible layout, generous proportions, and highly convenient location, this property represents an excellent opportunity to create a truly special family home.



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