

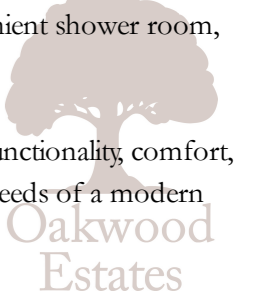


Oakwood Estates is delighted to introduce this charming Detached Four Bedroom Chalet Bungalow, available with no upper chain. Offering immense potential for extension (subject to planning permission), modernization, and refurbishment, this property presents an ideal opportunity to create the perfect home for a larger or growing family.

The meticulously planned arrangement of spaces within this property encompasses various essential areas, starting with an inviting entrance hall that sets the tone for the rest of the home. As you proceed, you'll find a cosy living room, enhanced by the presence of French doors that open up to a bright and airy conservatory, offering a seamless transition between indoor and outdoor living spaces. Adjacent to the living area, the kitchen/breakfast room stands out with its well-appointed features, boasting a comprehensive range of both wall and floor cupboard units. This setup not only provides ample storage but also ensures functionality and practicality for everyday use. Continuing through the property, you'll discover a family bathroom, perfect for relaxation and rejuvenation. The principal bedroom, complete with fitted wardrobes, offers a comfortable retreat. Additionally, a dining hall, strategically positioned with access to the first-floor staircase, serves as a focal point for gatherings and meals.











Ascending the stairs, you're greeted by a generous landing area that serves as a transition between the levels. Here, you'll find two spacious bedrooms, each offering ample space and versatility. Completing the upper level is a convenient shower room, adding further comfort and convenience to this well-designed home.

Overall, the thoughtful layout and well-appointed features of this property offer a harmonious blend of functionality, comfort, and style, providing an ideal living space for both relaxation and entertaining, catering perfectly to the needs of a modern family lifestyle.



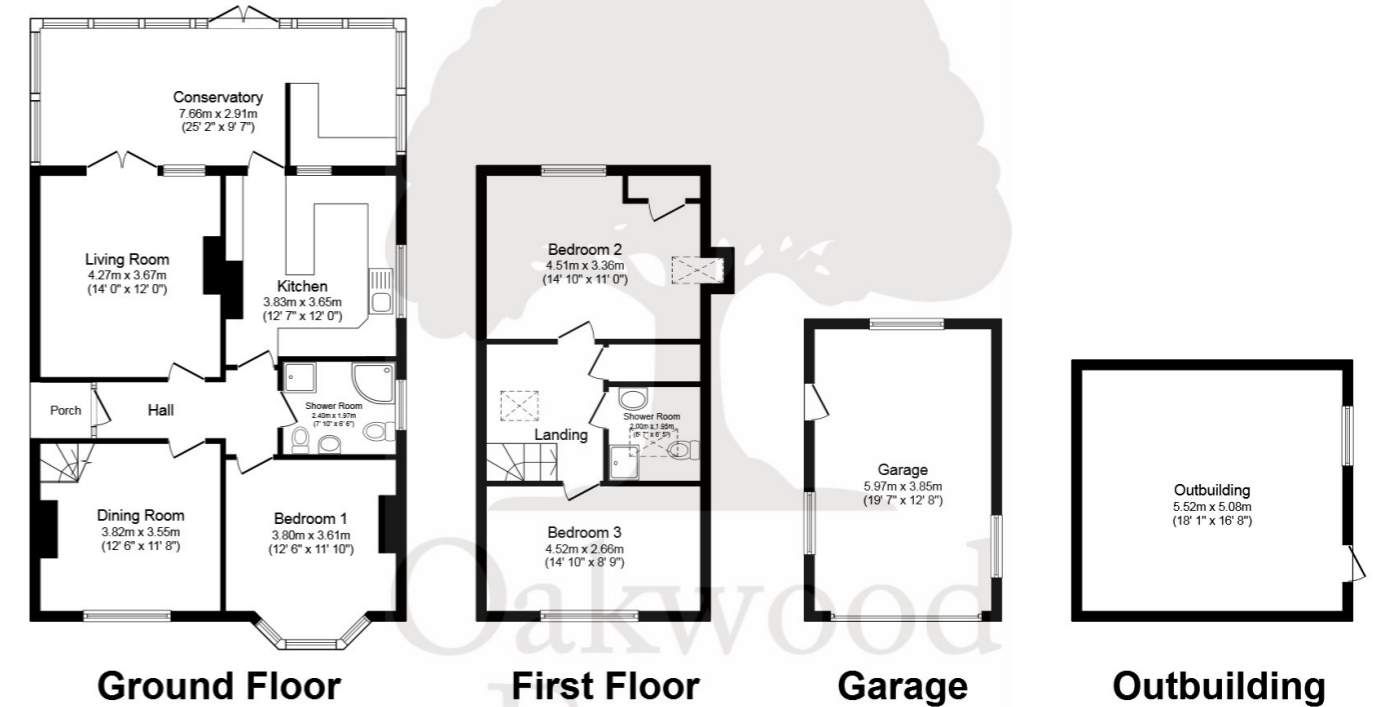


## Property Information

-  **FREEHOLD PROPERTY**
-  **PLOT/LAND AREA 0.19 ACRES (782.00 SQ.M.)**
-  **POTENTIAL TO EXTEND (S.T.P.P)**
-  **GREAT TRANSPORT LINKS**
-  **NO CHAIN**
-  **COUNCIL TAX BAND E (£2,660 P/YR)**
-  **POTENTIAL PLOT (STPP)**
-  **GREAT SCHOOL CATCHMENT AREA**
-  **CLOSE TO LOCAL AMENITIES**
-  **FOUR BEDROOMS**

					
<b>x4</b>	<b>x2</b>	<b>x2</b>	<b>x5</b>	<b>Y</b>	<b>Y</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

## Floor Plan



Total floor area 186.4 sq.m. (2,007 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

### Front Of House

The property features a low-level brick wall boundary, complete with a wide opening and a dropped kerb, facilitating easy access to the tarmac surface and an adjacent gravelled area designated for parking. A pathway leads from this area to the front door, enhancing accessibility and welcoming visitors. Additionally, wrought iron double gates offer entry to the private driveway, which extends to the rear of the property. Here, you'll find a spacious garage measuring 26 feet 6 inches by 12 feet 9 inches, equipped with an up-and-over door for convenient access and storage.

### Rear

A spacious paved area is complemented by a lawn stretching beyond, offering ample outdoor space. Established hedges ensure privacy while adding to the charm of the surroundings. A concrete pathway, complete with steps, leads to an additional garden area, thoughtfully designed for low maintenance. Beyond this, an opening within the hedges reveals another section of lawn, accompanied by an outbuilding measuring 18 feet 1 inch by 16 feet 8 inches. This versatile space holds potential to be transformed into a home office, gym, or recreation room, pending any required planning permissions.

### Tenure

Freehold

### Council Tax Band

Band E (£2,660 p/yr)

### Plot/Land Area

0.19 Acres (782.00 Sq.M.)

### Mobile Coverage

5G Voice and Data

### Internet Speed

Ultrafast

### Schools

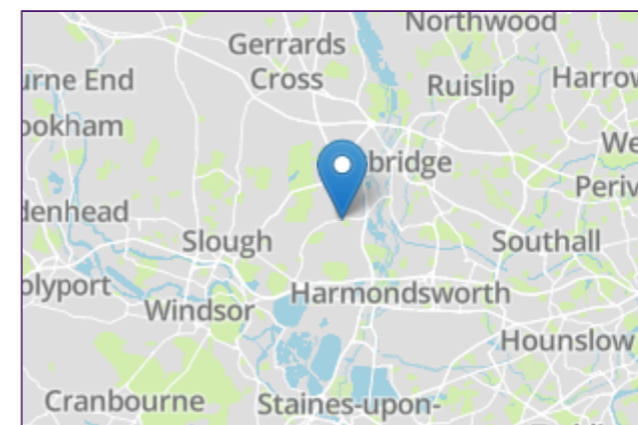
In addition to Iver Heath Infant School and Nursery and Iver Heath Junior School, the local area boasts several other prominent educational institutions. These include The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, and numerous others, offering a wide range of academic opportunities and resources for students in the community.

### Transport

The area surrounding offers convenient access to various transportation hubs, making travel easy and accessible. Iver Station stands just 0.87 miles away, followed by Langley (Berks) Station at 1.36 miles and West Drayton Station at 2 miles. Additionally, Uxbridge Underground Station is situated 2.48 miles away, providing further connectivity to the wider region. Notably, Heathrow Airport is also within reach, ensuring effortless travel options for both domestic and international destinations.

### Area

Iver Village is a quaint and charming village located in Buckinghamshire, England. It is situated just off the M4 and M25 motorways, providing excellent transport links to London and other parts of the country. The village itself has a rich history and boasts several local amenities, including shops, restaurants, and pubs. There are also several schools in the area, making it an ideal location for families. Additionally, the village is within close proximity to the picturesque Colne Valley Regional Park and Black Park Country Park, offering stunning natural landscapes and recreational opportunities.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			