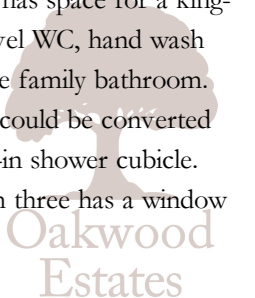





Oakwood Estates are delighted to present to the market this four/five bedroom, three/four reception detached family home situated within a stone's throw of Iver village centre and the local Junior and Infant schools. The property has an outstanding sunny rear garden providing plenty of space for children to run around. Driveway parking. One of the bedrooms is also downstairs and has its own ensuite bathroom which could be perfect to use as an annexe. Iver Station (Crossrail) is just a twenty-minute walk from the property, and the M40, M25 & M4 are just over five minutes drive.

The entrance hallway has fitted storage, stairs rising to the first floor, and doors leading to the WC, two receptions, and the kitchen.

The living room has a large bay window overlooking the front aspect, french doors leading onto the conservatory, and a door leading to the study/guest bedroom. The study/guest bedroom has space for a single bed, plenty of space for office furniture, and a window overlooking the front aspect. The second reception/dining room features a large bay window overlooking the front aspect, and a feature fireplace. The WC features a low-level WC, a hand wash basin with a mixer tap, and a frosted window overlooking the conservatory. The kitchen feature eye level and base kitchen units, a large range cooker, integrated dishwasher, fridge/freezer, dual stainless steel sink with mixer tap, a large breakfast bar/island, tiled splash back, and opens out onto a large breakfast area, large window overlooking the rear garden, archway leading through to the conservatory, and a door leading to the utility. The utility has an assortment of eye-level and base storage units, access to the garage, and a door leading to the rear garden. The Conservatory features french doors leading out onto the patio, wooden flooring, and access to bedroom four. Bedroom four has space for a king-size bed, space for wardrobes, a window overlooking the rear garden, and an ensuite bathroom with a low-level WC, hand wash basin, and a bath with shower attachment. The first-floor landing has doors leading to three bedrooms and the family bathroom. Bedroom one has a window overlooking the front aspect, space for a king-size bed, walk-in wardrobe (which could be converted into an ensuite). The shower room features a low-level WC, a handwash basin with storage below, and a walk-in shower cubicle. Bedroom two has a window overlooking the rear garden, space for a king-size bed, and fitted storage. bedroom three has a window overlooking the front aspect, space for a king-size bed, and fitted storage.



Property Information

-  **FREEHOLD**
-  **EPC - C**
-  **THREE / FOUR RECEPTIONS**
-  **DRIVEWAY & GARAGE**
-  **0.19 ACRES**
-  **COUNCIL TAX BAND - F (£2,987 P/YR)**
-  **FOUR / FIVE BEDROOMS**
-  **LARGE REAR GARDEN**
-  **2744 SQUARE FEET**
-  **CLOSE TO AMENITIES/SCHOOLS**

					
x4	x3	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

Two driveways, one of which leads to the garage. Pathway leading to the front door with lawns on either side. Mature Planting.

Rear Garden

Sunny rear garden, mainly laid to lawn, large patio area, and a hidden dog leg garden to the rear with outbuilding.

Tenure

Freehold

Council Tax Band

F (£2,987 p/yr)

Location

Iver Village is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance to various local amenities and less than a mile from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away.

Iver Village has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centres of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.

Plot/Land Size

0.19 Acres (768.00 Sq.M.)

Broadband Connectivity

Ultrafast

Mobile Coverage

4G voice and data.

Transport

Iver Rail Station (Crossrail) - 0.88 mi

Uxbridge Underground Station - 2.28 mi

Denham Rail Station (Chiltern Line) - 4.04 mi

Heathrow Airport - 3.54 mi

M40 - 4.3 mi

M25 - 5.4 mi

M4 - 4.1 mi

Schools

The Iver Village Junior School - 0.07 mi

Iver Village Infant School - 0.07 mi

Iver Heath Junior School - 1.22 mi

Burnham Grammar School - 6.16 mi

The Chalfonts Community College - 6.59 mi

Beaconsfield High School - 7.9 mi

Plus many more

Council Tax

Band F

Floor Plan

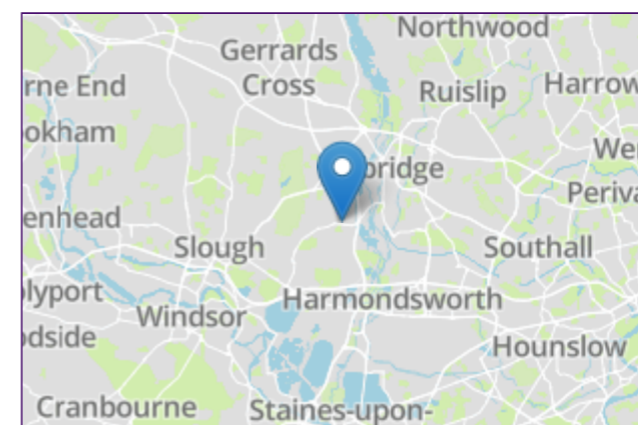


Total Approximate Floor Area
2744 Square feet
255 Square metres



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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	