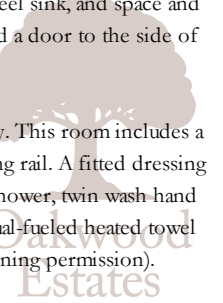







Oakwood Estates proudly presents this charming three-bedroom detached home nestled in a sought-after cul-de-sac at the heart of Iver Village, just a brief stroll from a wealth of local conveniences, schools, and transportation links. Offering adaptable and generously proportioned living spaces. The ground floor comprises a bedroom alongside an expansive open-plan kitchen/dining/family area. Additionally, there's a convenient shower room, a versatile second bedroom or study, and a utility room. Ascending to the first floor reveals the tranquil master bedroom accompanied by an ensuite bathroom. Outside, a well-enclosed rear garden complements the front garden, which affords parking space for two cars and hosts a detached garage, ripe for conversion into additional living quarters (subject to planning permission).

Upon entering the property, you step into the welcoming Entrance Hall, featuring a covered entrance with a light and doorbell. This space leads to a small front hall adorned with fitted coir matting, with doors opening into the Bedroom three and Shower Room. The Shower Room boasts double-aspect windows, including a distinctive porthole shape, creating a bright and airy atmosphere. Fully tiled walls, a heated towel rail, and a suite comprising a shower, white WC with a soft-close lid, and a white wash hand basin set within a glossy vanity unit with double opening doors and shelves complete the room's amenities. Bedroom Three is bathed in natural light thanks to its double-aspect windows. It features coving, ceiling downlighters, and wall lights, along with an oak and tile surround gas open fireplace. This room also includes two radiators, a large under-stairs cupboard, and carpeting. Bedroom Two/Study, sized at 8' 2" x 6' 5", features a window to the front of the property, coving, spotlights, a radiator, a large cupboard/wardrobe in the understairs space, and carpet flooring. Moving on to the Open Plan Kitchen/Dining/Family Room, spanning 25' x 16' 4", it offers a spacious and luminous living/dining area with patio doors and a window overlooking the rear aspect of the property. Engineered Oak Flooring, coving, spotlights, three radiators, and an air conditioning/heat pump unit enhance the space. The kitchen area is equipped with base and wall units in high gloss white, tiled splashbacks, high-level downlighters, and concealed under-cabinet lighting. Modern appliances include a Stoves Halogen hob, Bosch fan-assisted oven and microwave unit, integrated fridge/freezer, and Neff dishwasher. Additionally, there's a Glow-worm Combi Boiler and central heating control panel, along with a security system panel. A window to the side of the property and a door to the utility room complete this area. The Utility Room is a bright and airy space with a window to the side of the property, a radiator, sage green base and wall units with a stainless steel sink, and space and plumbing for a washing machine. It also features a tall unit for hanging coats or storing cleaning equipment, a fluorescent tube strip light, and a door to the side of the property.

Ascending to the FIRST FLOOR, you'll find the Master Bedroom, offering tranquillity with its window overlooking the rear of the property. This room includes a large radiator, a fan ceiling light, and two large cupboards, one with shelves and drawers and the other as a wardrobe with a full-length hanging rail. A fitted dressing table with drawers and access to the loft space are also featured. A door leads to the Ensuite Bathroom, a spacious area with a corner bath/shower, twin wash hand basins in an antique pine vanity unit, and a WC. The bathroom also includes a window to the front of the property, a large radiator, and a dual-fueled heated towel rail. Notably, there is potential for developing a FOURTH BEDROOM on the first floor above the existing extension (subject to planning permission).



Property Information

-  **FREEHOLD PROPERTY**
-  **NO CHAIN**
-  **TWO BATHROOMS**
-  **GARAGE**
-  **GREAT SCHOOL CATCHMENT AREA**
-  **COUNCIL TAX BAND E (£2,794 P/YR)**
-  **THREE BEDROOMS**
-  **OPEN - PLAN LIVING ROOM / KITCHEN**
-  **OFF STREET PARKING**
-  **CLOSE TO ALL LOCAL AMENITIES**

					
x3	x1	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

The property offers driveway parking for 2-3 cars, complemented by a pathway adorned with flower arrangements leading to the front door. Additionally, there is side access to both the garage and the garden.

Rear Garden

The garden, measuring approximately 80 feet, boasts mature landscaping predominantly consisting of a lush lawn. A secluded patio area offers shelter and is adorned with flower borders, shrubs, a small rockery, and a charming pergola. At the rear, there's a pre-fabricated wood-fronted shed measuring 5.58m x 2.53m, complete with light and power, situated at the bottom of the garden.

Detached Garage

The garage, measuring 16' 5" x 12' 6" (5.01m x 3.82m), accommodates approximately one and a half cars. It features lighting and power, a radiator, and a remotely operated electric door. Double doors at the rear facilitate convenient access for motorbikes or other large items to the shed. Additionally, there is a floored attic space with the potential (subject to planning permission) to be converted into a self-contained guest area/AirBnB/Outdoor office, under permitted development. The vendors have had architectural designs drawn up.

Tenure

Freehold Property

Council Tax Band

E (£2,794 p/yr)

Plot/Land Area

0.08 Acres (336.00 Sq.M.)

Internet Speed

Ultrafast

Mobile Coverage

5G Voice and data.

Schools

The educational landscape in the vicinity includes institutions like Iver Infant School and Nursery, which naturally feeds into Iver Junior School. Further along the academic journey, students have access to The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, and a host of other schools providing diverse educational pathways for learners.

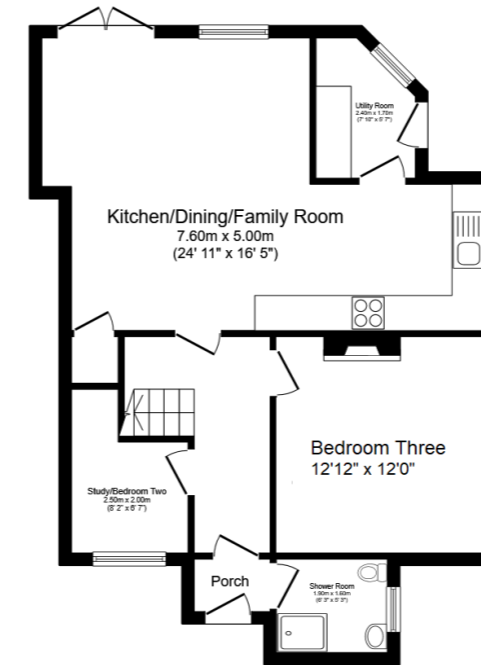
Transport

Iver Rail Station sits approximately 0.87 miles away, followed by Langley (Berks) Rail Station at 1.57 miles. Uxbridge Underground Station is situated roughly 2.29 miles distant, while Heathrow Terminal lies at a distance of 3.53 miles. Denham Rail Station completes the list, located around 4.05 miles away.

Local Area

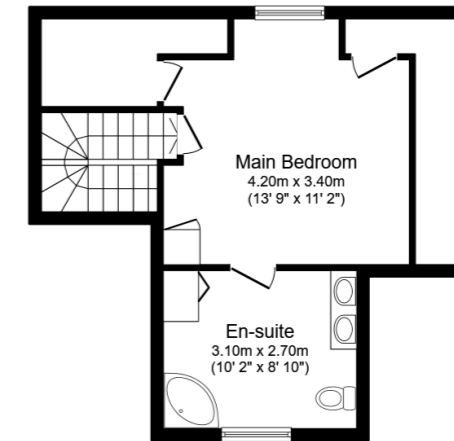
Iver Village is a quaint and charming village located in Buckinghamshire, England. It is situated just off the M4 and M25 motorways, providing excellent transport links to London and other parts of the country. The village itself has a rich history and boasts several local amenities, including shops, 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.

Floor Plan



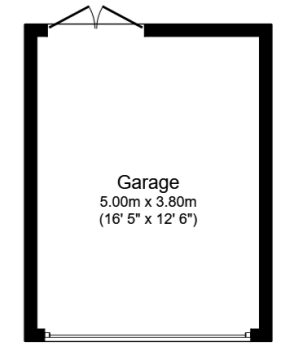
Ground Floor

Floor area 64.8 sq.m. (697 sq.ft.)



First Floor

Floor area 29.8 sq.m. (320 sq.ft.)



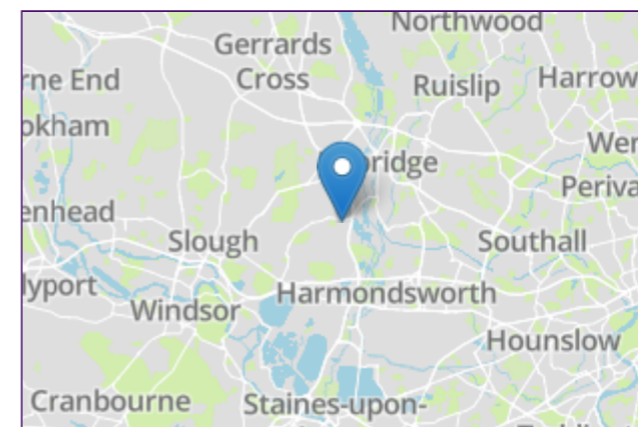
Garage

Floor area 19.0 sq.m. (205 sq.ft.)

TOTAL: 113.5 sq.m. (1,222 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>			