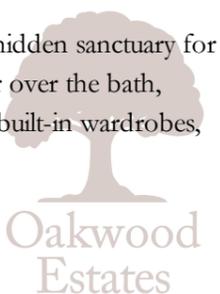




The abundant natural light streaming through the porch creates a warm and inviting atmosphere, infusing each corner of the house with a comforting glow and seamlessly connecting its various spaces. As you step inside, you'll immediately appreciate the expansive layout, accentuated by the tastefully designed downstairs reception room. This area offers a versatile setting for both relaxed living and lively entertainment, promising moments of joy and comfort. Adjacent to the reception room, a separate dining area beckons, offering a tranquil spot to enjoy meals while overlooking the verdant expanse of the private rear garden. Through the patio doors, the outdoor space becomes an extension of the home, inviting you to step out and savour moments of relaxation amidst nature's embrace.

Upon crossing the threshold of the front door, you're greeted by an entrance porch and hallway, guiding you onward with grace. Ascend the staircase to the first floor, where the journey continues. Adjoining doors reveal a modern fitted kitchen, thoughtfully positioned to overlook the front garden, a sanctuary of greenery and serenity. The spacious sitting room invites you to unwind and linger, offering a haven of tranquility within the bustling rhythm of daily life. The extension, a thoughtful addition to the home, unveils a separate dining area bathed in natural light. With patio doors leading to the rear garden, it seamlessly blends indoor comfort with outdoor allure, offering a seamless flow between spaces.

Venturing upstairs, the first-floor landing unveils further treasures. Discover access to loft storage space, a hidden sanctuary for cherished belongings. The family bathroom awaits, adorned with a matching white suite and a shower over the bath, promising moments of relaxation and rejuvenation. Two double bedrooms beckon, each adorned with built-in wardrobes, offering ample storage and a sense of coziness and intimacy.

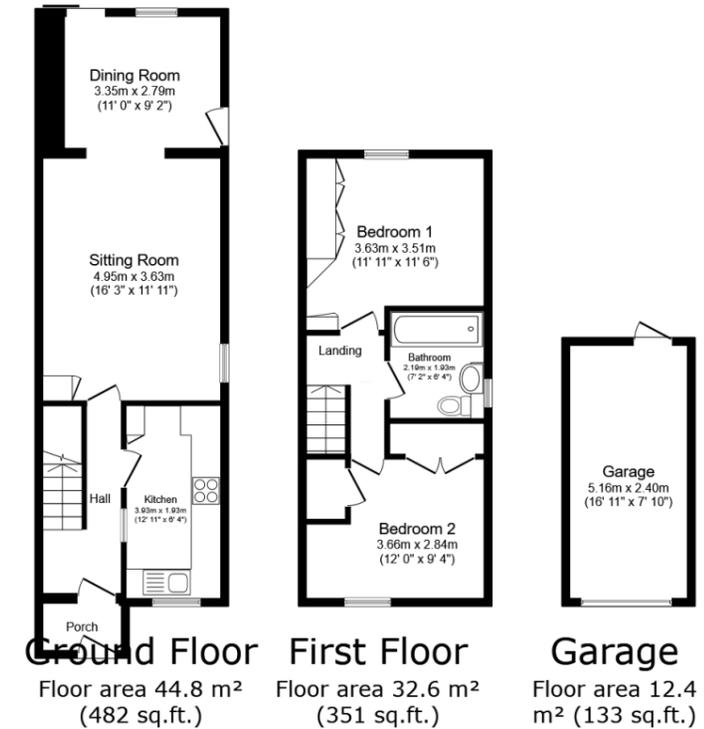


## Property Information

-  FREEHOLD PROPERTY
-  NO CHAIN
-  TWO BEDROOMS
-  OFF ROAD PARKING
-  GREAT SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND D (£2,286 P/YR)
-  TWO RECEPTIONS
-  GARAGE
-  CLOSE TO LOCAL AMENITIES AND SCHOOLS
-  CLOSE MOTORWAY NETWORKS

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

## Floor Plan



TOTAL: 89.8 m<sup>2</sup> (966 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.

### Front Of House

At the front, the house sits back from the road, boasting a spacious garden primarily covered in lush lawn, accented with trees, flowers, and shrubs bordering it. A pathway guides you to the welcoming front door.

### Rear Graden

Beyond, there lies a private rear garden, mostly adorned with a well-kept lawn complemented by flower and shrub borders. A patio area provides an excellent space for outdoor gatherings, while a storage shed offers convenient storage solutions. Additionally, a gate grants side access, while double gates allow vehicular rear access.

### Garage

Additionally, this property boasts the advantage of a garage equipped with power and lighting, conveniently accessed via a service road located directly behind the premises.

### Tenure

Freehold

### Council Tax Band

D (£2,286 p/yr)

### Mobile Coverage

5G voice and data

### Internet Speed

Ultrafast

### Transport

Iver Rail Station (part of Crossrail) is located 0.88 miles away. Uxbridge Underground Station is situated 2.28 miles away. Denham Rail Station, part of the Chiltern Line, is approximately 4.04 miles away. Heathrow Airport stands at a distance of 3.54 miles. The M40 is approximately 4.3 miles away, the M25 is about 5.4 miles away, and the M4 is situated around 4.1 miles away.

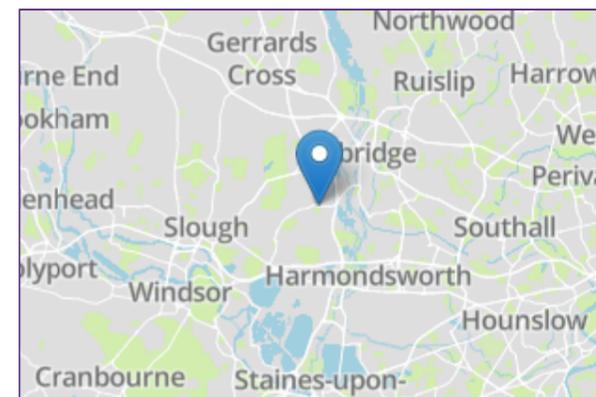
### Schools

The Iver Village Junior School and Iver Village Infant School are both within a few minutes walk. The Iver Heath Junior School is situated approximately 1.22 miles away. Burnham Grammar School is located 6.16 miles away, while The Chalfonts Community College is approximately 6.59 miles away. Beaconsfield High School is situated at a distance of 7.9 miles. Additionally, there are numerous other schools in the vicinity.

### Area

Iver Village lies in Buckinghamshire, South East England, positioned four miles east of the bustling town of Slough and 16 miles west of London. Situated within walking distance of various local amenities, it's less than a mile from Iver train station (part of Crossrail), offering convenient access to London, Paddington, and Oxford. The area is easily accessible via the nearby motorways (M40/M25/M4) and Heathrow Airport is just a short drive away.

In terms of education, Iver Village boasts an array of state and independent schools. It's also well-equipped with sporting facilities and surrounded by picturesque countryside, including Black Park, Langley Park, and The Evreham Sports Centre. Nearby, larger centres like Gerrards Cross and Uxbridge offer additional amenities, including a diverse selection of shops, supermarkets, restaurants, and entertainment options such as a cinema and gym.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	