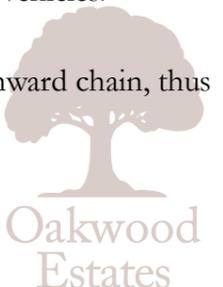


Oakwood Estates are excited to introduce this charming semi-detached three-bedroom house, nestled within a tranquil cul-de-sac, to the market. This property also offers the potential to expand into the loft, allowing for the addition of a fourth bedroom and an ensuite bathroom (subject to planning).

The lower level offers a pair of welcoming reception rooms, highlighted by the inclusion of an 11ft living room adorned with wood flooring, alongside an open plan dining area. Additionally, an 11ft kitchen, elegantly furnished with granite countertops and a breakfast bar, provides the potential to transform the downstairs cupboard into a cloakroom featuring a W.C (pending plumbing and adherence to building regulations).

Ascending to the first floor unveils three bedrooms and a modern bathroom designed in a contemporary style. Outside, the rear garden basks in a south-facing orientation, overlooking expansive farmland. The front of the house is complemented by a driveway capable of accommodating one to two vehicles.

Positioned as an ideal family residence, this property enters the market unburdened by an onward chain, thus offering the opportunity for a swift transaction.



# Property Information

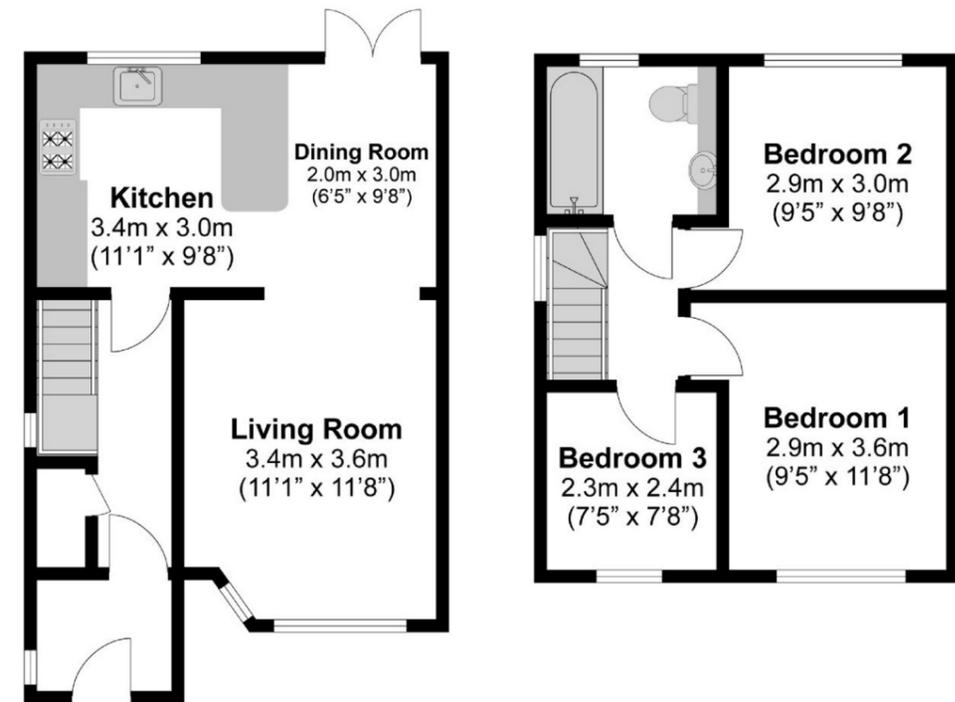
-  FREEHOLD
-  MODERN THREE BEDROOM SEMI-DETACHED HOUSE
-  POTENTIAL TO EXTEND INTO LOFT (STP)
-  OPEN PLAN DINING AREA
-  PARKING FOR 2 CARS
-  COUNCIL TAX - BAND D (£2,401 P/YR)
-  QUIET CUL-DE-SAC
-  11FT LIVING ROOM
-  SOUTH-FACING GARDEN
-  NO CHAIN

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

# Floor Plan

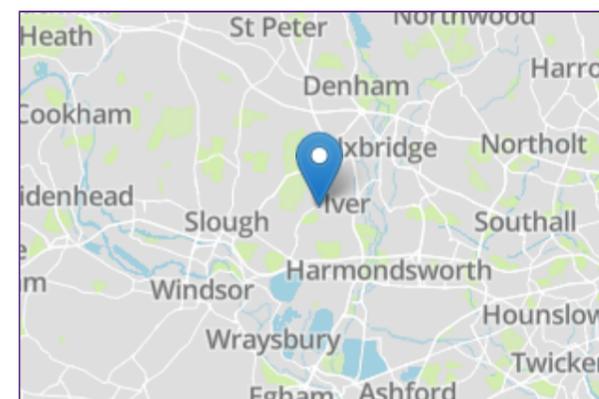
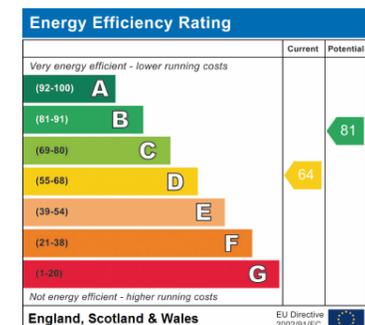


**Total Approximate Floor Area**  
818 Square feet  
76 Square metres



**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.



## PROPERTY DETAILS

### Tenure

Freehold

### Council Tax

Band D (£2,401 p/yr)

### Plot/Land Area

0.04 Acres (170.00 Sq.M)

### Mobile Coverage

5g Voice and Data

### Sellers Position

Chain Free

### Internet Speed

Ultrafast

### Area

Iver 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 of various local amenities and less than 2 miles 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 Heath 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 centers 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.

## Schools

The Iver Village Junior School  
Iver Village Infant School  
The Chalfonts Community College  
Burnham Grammar School  
Beaconsfield High School  
John Hampden Grammar School  
Langley Grammar School  
Plus many more.

## Transport

Langley (Berks) Rail Station - 1.2 miles  
Iver Rail Station - 2 miles  
Uxbridge Underground Station - 3.6 miles  
Heathrow Airport - 5.3 miles

## Bedroom Two

9'5" x 11'8" in size, window over looking the rear aspect, pendant lighting, coving to the ceiling, space for a wardrobe, space for a double bed.

## Bedroom Three

7'5" x 7'8" in size, pendant lighting, coving to the ceiling, window over looking the front aspect, space for a wardrobe, space for a single bed.

## OUTSIDE

### Front Of House

Gravel driveway with parking for two cars, communal drive leading to the rear, flower beds with mature planting.

### Rear Garaden

Large patio area, decking area, Astroturf, gate leading to the field beyond, garden shed.

### Council Tax

Band D