



Introducing a remarkable opportunity from Oakwood Estates—an exquisite semi-detached property boasting five bedrooms, two reception rooms, two bathrooms, downstairs W.C. The loft conversion gives fantastic impressive over farmland from the master suite. This impressive residence is now available exclusively through our agency. Nestled within a coveted location, it offers convenient proximity to Iver Village Centre, ensuring easy access to local schools, amenities, and transportation options. Notably, a mere mile away, Iver Train Station grants swift connections through the Crossrail/Elizabeth Line. Furthermore, the property boasts well-maintained front and rear gardens, allocated parking space and a garage.

Upon entering the premises, you are welcomed by a main entrance hallway adorned modern radiators and sleek wooden flooring. A well-lit staircase gracefully ascends to the first floor with useful hidden storage including space for a washer and dryer. The hallway provides access to a convenient downstairs W.C., the modern kitchen, and a door leading into the spacious living room.






The kitchen showcases a contemporary blend of wall-mounted and base units, complemented by a tiled splashback. It is furnished with an integrated cooker and hob, accompanied by an extractor fan above. Designed with practicality in mind, the kitchen includes designated spaces for an American-style fridge freezer and a washing machine. A double sink and drainer, accompanied by a mixer tap, are strategically positioned beneath a window overlooking the front aspect. Ample space for a large dining table and chairs is available, with an additional door leading out to the side of the property.






Measuring 15'7" x 11'4", the living room boasts bi-fold doors that seamlessly connect indoor and outdoor spaces, leading to the garden. This room generously accommodates a large sofa set and features a captivating fireplace, complemented by a window overlooking the rear aspect.

Ascending to the first floor reveals four bedrooms and the family bathroom. Bedroom five offers serene rear-facing views of the surrounding fields, with ample space for a single bed and adorned with wooden flooring. Bedroom three, also situated at the rear, comfortably accommodates a double bed and is equipped with an aircon ceiling fan. Currently utilized as a study, bedroom four features a front aspect window Bedroom two, positioned at the front, offers space for a double bed and is also fitted with an aircon ceiling fan. The family bathroom is equipped with a low-level WC, a floating hand wash basin with a mixer tap and vanity storage below a modern glass walk-in rain shower with built-in toiletry storage, and a frosted window

Ascending the subsequent flight of stairs leads to the converted loft, where a Juliet balcony presents breath-taking views of the surrounding farmland. The master suite is adorned with fitted wardrobes, an aircon ceiling fan, and wooden flooring with underfloor heating. The other end of the suite features tiled flooring, accompanied by a walk-in shower cubicle, a freestanding bath, and his and hers wash basins mounted on a wooden storage cabinet. There is storage in the eaves and a Velux window ensures abundant natural light floods the room

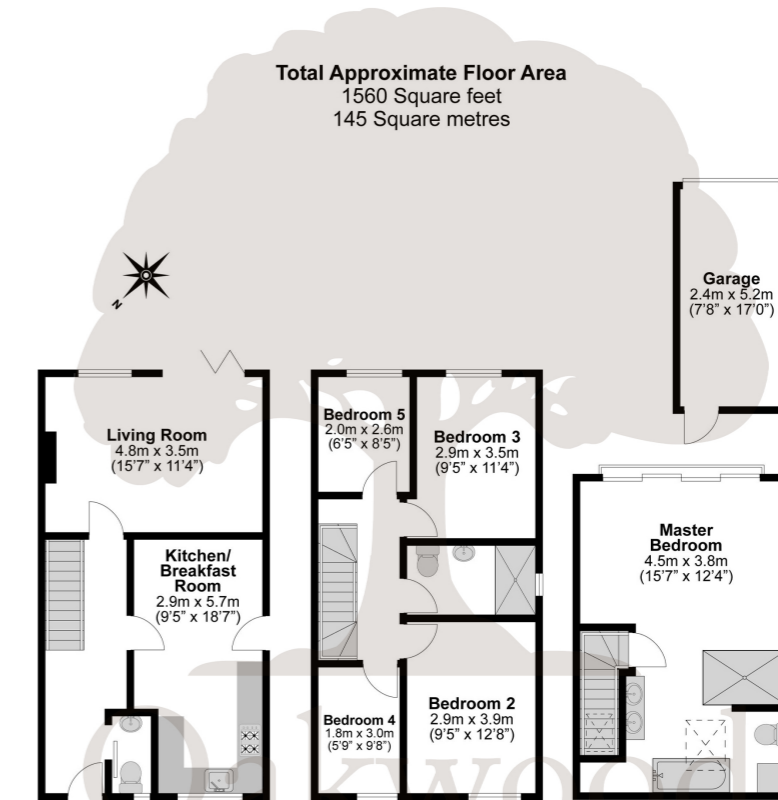
Property Information

-  FREEHOLD PROPERTY
-  FIVE BEDROOMS
-  2 BATHROOMS AND A WC
-  FARMLAND VIEWS
-  CLOSE MOTORWAY NETWORKS

-  COUNCIL TAX BAND E (£2,850 P/YR)
-  GARAGE
-  LOFT CONVERSION PROVIDING MASTER AND ENSUITE
-  GOOD SCHOOL CATCHMENT AREA
-  UNDER 1 MILE TO IVER TRAIN STATION (CROSSRAIL)

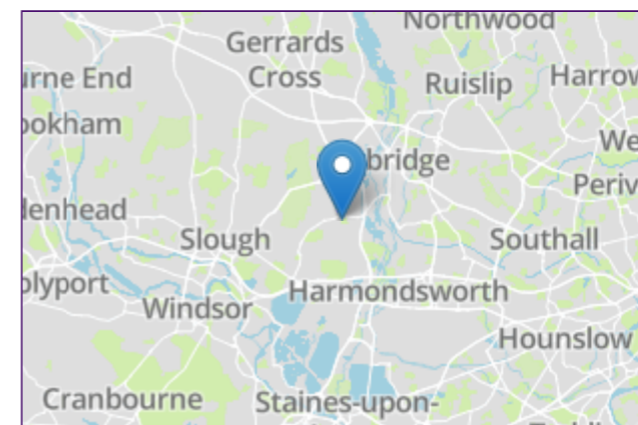
					
x5	x2	x2	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



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+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Front Of House

At the front of the property, there is a pathway that guides you to the side gate and the front door. Adjacent to this pathway, you'll find a well-maintained lawned area adorned with mature planting.

Rear Garden

The back garden is completely enclosed, making it a perfect space for children and pets. It features a lush lawned area, palm trees and a large patio area sheltered by a veranda, perfect for entertaining. A pathway leads to the entrance of the garage which is situated at the end of the garden. Both sides of the fencing are illuminated with lights. There is an allocated parking space next to the garage block at the rear of the property.

Tenure

Freehold

Council Tax

E (£2,850 p/yr)

Plot Size

0.05 Acres (206.00Sq.M.)

Mobile Coverage

5G Voice and Data

Internet Speed

Ultra Fast

Location

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.

Transport

Iver Station - 0.83 miles

Uxbridge Underground Station - 2.46 miles

London Heathrow Airport - 4.1 miles

School Catchment

Iver Heath Infant School and Nursery

Iver Heath Junior School

The Chalfonts Community College

Burnham Grammar School

Beaconsfield High School

John Hampden Grammar School

Plus many more.