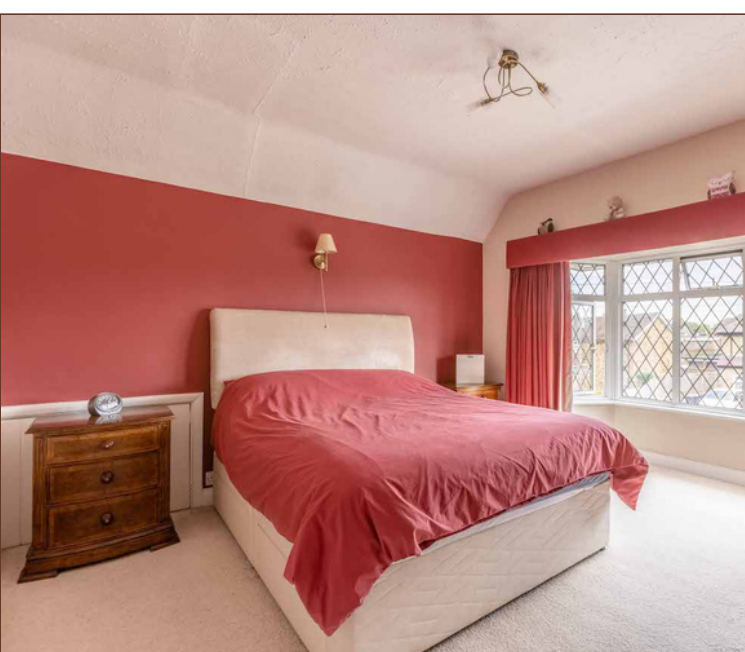
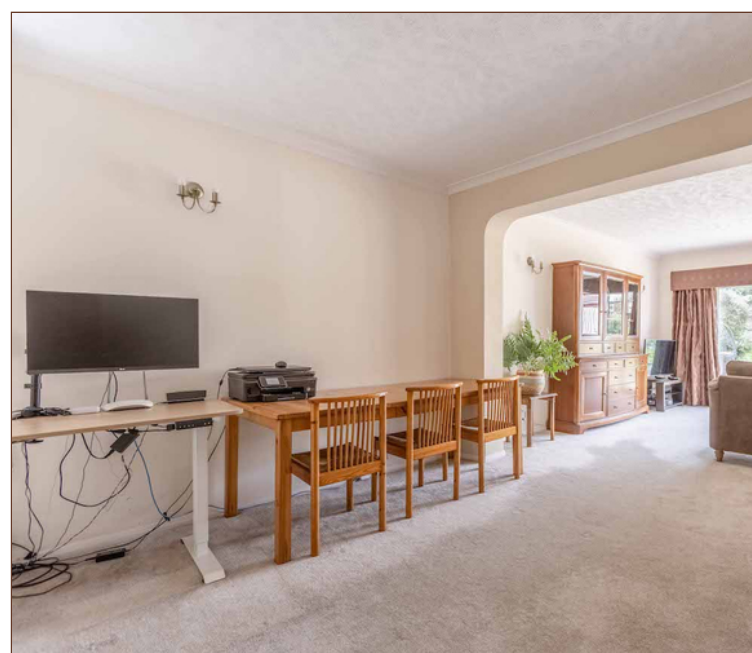
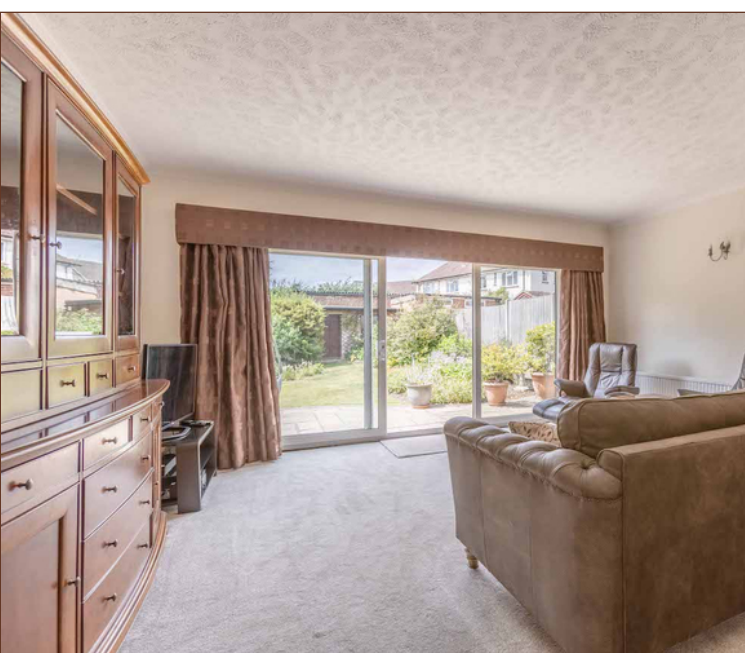




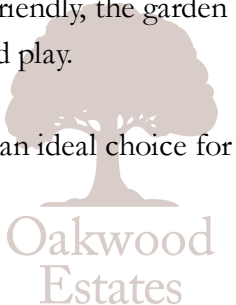
Oakwood Estates are delighted to present to the market this superbly extended and well-maintained three-bedroom detached family home, ideally positioned on the ever-popular Chequers Orchard. This attractive property offers generous and versatile living space, featuring an open-plan Living/Dining Room that provides the perfect setting for both relaxed family living and formal entertaining.

Upstairs, you'll find three spacious bedrooms and two stylish bathrooms, including a contemporary en-suite, catering perfectly to the needs of a growing family. The home is flooded with natural light throughout and has been thoughtfully extended to enhance both its functionality and appeal.

Situated just a short, level walk from a variety of local amenities, including well-regarded schools, convenient shops, and a mainline train station offering excellent transport links, the location is as practical as it is desirable.

Externally, the property benefits from ample driveway parking for up to four vehicles, a garage offering additional storage or workspace, and a beautifully maintained, sunny rear garden. Fully enclosed and child-friendly, the garden provides a safe and peaceful outdoor space that's ideal for family gatherings, pets, and play.

This outstanding property offers the perfect blend of space, comfort, and convenience, making it an ideal choice for families looking to settle in a friendly and well-connected neighbourhood.



Property Information

- 

FREEHOLD PROPERTY
- 

DETACHED
- 

OPEN - PLAN LIVING ROOM / DINING AREA
- 

DRIVEWAY PARKING FOR 4 CARS
- 

SUNNY REAR GARDEN
- 

COUNCIL TAX BAND - F (£3,530.06)
- 

THREE BEDROOMS
- 

TWO BATHROOMS
- 

GARAGE
- 

GREAT SCHOOLS CATCHMENT AREA



x3

Bedrooms



x2

Reception Rooms



x2

Bathrooms



x4

Parking Spaces



Y

Garden



Y

Garage

Tenure

Freehold Property

Council Tax

Band F - £3,530.06 per year.

Plot/Land Size

0.034 Acres

Mobile Signal

5G Voice and Data

Internet Speed

Standard - Highest available download speed 15 Mbps / Highest available upload speed 1 Mbps Good
Superfast - Highest available download speed 48 Mbps / Highest available upload speed 8 Mbps Good
Ultrafast - Highest available download speed 1000 Mbps / Highest available upload speed 100 Mbps

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.

Transport

Iver Rail Station is located within easy reach, with Langley (Berks) Rail Station also nearby. Uxbridge Underground Station is just a short drive away, offering excellent transport connections. Heathrow Terminal is conveniently accessible, making travel further afield hassle-free. Denham Rail Station is also within a comfortable distance, rounding out a variety of transport options in the area.

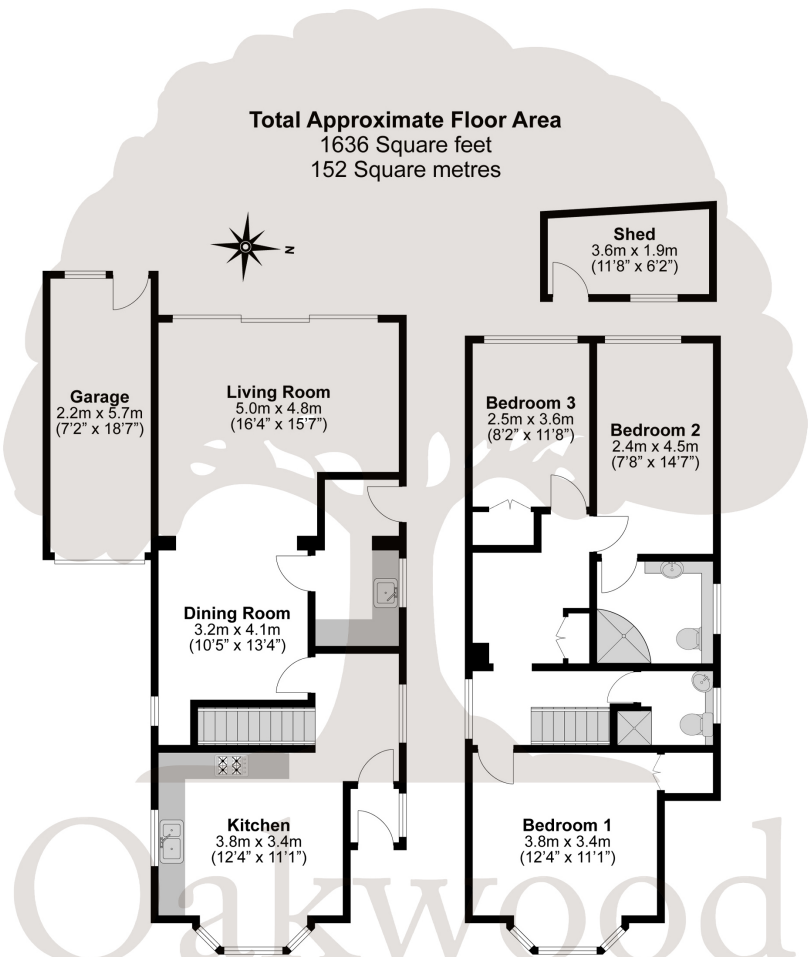
Education

The educational landscape in the vicinity includes institutions like Iver Infant School and Nursery, which naturally feed 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.

Council Tax

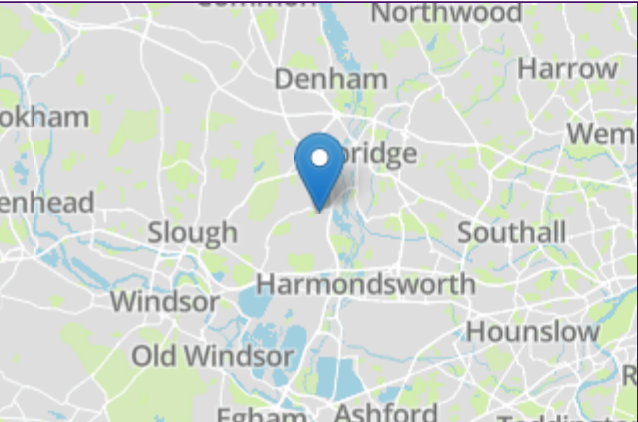
Band F

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		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	