



Oakwood Estates proudly introduces to the market this charming link detached property featuring four bedrooms, three reception rooms, and a well-appointed bathroom. This residence also offers the advantage of a conservatory, convenient proximity to local shops, and easy access to Iver train station, which is part of the Crossrail/Elizabeth Line network. With its appealing attributes, this property stands as an excellent choice for a perfect family abode.

Upon entering the property through the entrance hallway, one is greeted by doors leading to the dining room, family room, and WC, along with a convenient cupboard. The open-plan dining and reception room boasts generous dimensions and is adorned with pendant lighting. Large windows provide a view of the side aspect while sliding patio doors grant access to the garden. This space accommodates both dining and living room furniture, complemented by a feature fireplace and laminate flooring. A staircase ascends to the first floor, and a doorway leads to the well-equipped kitchen. This kitchen showcases a mix of wall-mounted and base kitchen units, along with a sink featuring a mixer tap and a tiled splashback. Among its amenities are an integrated oven and electric hob, room for an American-style fridge/freezer, and provisions for utility machines. A door and window connect to the conservatory, and the floor is beautifully tiled. The conservatory is bathed in natural light from windows on two sides and is further enhanced by French doors that open onto the patio. Its flooring is adorned with carpeting, contributing to the inviting ambience. The family room, distinguished by pendant lighting, boasts a bay window that overlooks the front aspect. This area provides ample space for arranging living room furniture and is finished with carpet flooring.

Ascending to the first floor, the landing offers access to four bedrooms and the family bathroom. Bedroom one impresses with its substantial dimensions and a window that gazes out over the front aspect. Pendant lighting graces the space, which easily accommodates a king-size bed and includes built-in wardrobes. The flooring is adorned with carpet. Similarly, bedroom two features a window facing the front aspect and pendant lighting. There is ample space for a double bed and provisions for wardrobe storage. Bedroom three boasts a window overlooking the rear garden, pendant lighting, and ample space for a double bed and wardrobe. Carpeting adds warmth to the flooring. Likewise, bedroom four provides a window overlooking the rear garden, pendant lighting, and abundant space for a double bed and wardrobe. Carpet flooring completes the inviting atmosphere. The family bathroom is completely tiled and boasts a bath with a shower attachment, a low-level WC, and a hand wash basin with a mixer tap and a vanity unit positioned below.

Property Information



FREEHOLD



FOUR BEDROOMS



CONSERVATORY



FLAT WALK TO LOCAL SHOPS & TRAIN STATION



CUL DE SAC LOCATION



COUNCIL TAX BAND F (£3,144 P/YR)



THREE RECEPTIONS



CLOSE MOTORWAY NETWORKS



PLOT/LAND AREA 0.09 ACRES (362.00 SQ.M.)



GOOD SCHOOL CATCHMENT AREA



x4

Bedrooms



x3

Reception Rooms



x1

Bathrooms



0

Parking Spaces



Y

Garden



Y

Garage

Front Of House

Rear Garden

Tenure

Freehold

Council Tax Band

Band F (£3,144 p/yr)

Plot/Land Size

0.09 Acres (362.00 Sq.M.)

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Location

Iver Village 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 to various local amenities and less than a mile 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 Village 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

- Iver Infant School and Nursery
- Iver Junior School
- The Chalfonts Community College
- Burnham Grammar School
- Beaconsfield High School
- John Hampden Grammar School
- Plus many more.

Transport

- Iver Station - 0.71 miles
- Uxbridge Underground Station - 2.23 miles
- London Heathrow Airport - 3.77 miles

Floor Plan



Conservatory

13'2" (4.01) x 7'2" (2.18)

Kitchen

11' (3.35) x 7' (2.13)

Dining Room

11'6" (3.51) x 8'8" (2.64)

Reception Room

11' (3.35) x 9'8" (2.95)x

Family Room

15'2" (4.62) into bay x 7'10" (2.39)

GROUND FLOOR

Outbuilding

15'5" (4.70) x 8'2" (2.49)

Bedroom 3

10'4" (3.15) max x 10' (3.05) max

Bedroom 4

11'2" (3.40) x 6'11" (2.11)

Bedroom 1

15'7" (4.75) max x 9'11" (3.02) max

Bedroom 2

12'8" (3.86) max x 6'11" (2.11) min

Void

FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Oakwood Estates Property Agents Ltd. REF: 1017560



Oakwood Estates

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		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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