



Oakwood Estates is delighted to bring to market this beautifully updated mid-terraced property, offered with no onward chain. This exceptional home has been meticulously refurbished and features three spacious double bedrooms, providing ample living space for families or those who enjoy having extra room. The heart of the home is the inviting open-plan kitchen and reception area, designed for modern living and perfect for entertaining guests or enjoying family time. The property also includes two contemporary bathrooms, ensuring convenience and comfort for all residents. Located in a serene cul-de-sac, this charming residence offers a peaceful retreat from the hustle and bustle of everyday life. The south-facing rear garden is a true highlight, bathing the space in natural sunlight throughout the day, and making it an ideal spot for relaxation, gardening, or outdoor dining. In addition to its delightful outdoor space, the property also benefits from off-street parking for two cars, a highly sought-after feature in the area. The location of this home is truly unbeatable. Just a short walk away, you'll find a variety of local shops, catering to your daily needs, as well as reputable schools, making it an ideal choice for families. Excellent transport links are also within easy reach, providing quick and convenient access to surrounding areas, making your daily commute or weekend outings hassle-free. This property truly offers the perfect blend of comfort, style, and convenience, making it a must-see for anyone looking for their next home.



Property Information

-  FREEHOLD
-  THREE DOUBLE BEDROOMS
-  SOUTH FACING GARDEN
-  0.95 MILES TO IVER STATION
-  NO ONWARD CHAIN
-  COUNCIL TAX BAND D (£2,068 P/YR)
-  OPENPLAN KITCHEN/DINING/SITTING ROOM
-  CLOSE TO LOCAL SHOPS AND AMENITIES
-  DRIVEWAY PARKING
-  SOLAR PANELS

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

Front Of House

Situated at the front of the property is a generously sized block-paved driveway, providing parking space for two cars. The driveway is thoughtfully designed and well-maintained, enhancing the overall curb appeal. Surrounding the driveway mature landscaping adds a touch of natural beauty while offering a sense of privacy. Furthermore, the property enjoys delightful views over the adjacent green space, providing a serene and picturesque setting.

Rear Garden

With its south-facing orientation, the rear garden is perfectly suited for outdoor entertainment. It boasts a spacious patio area, ideal for setting up a table, chairs, and a barbecue, providing a wonderful space for gatherings and relaxation. A well-defined pathway leads to the end of the garden, bordered by an area for a lawn.

Council Tax Band

D (£2,068 p/yr)

Land/Plot Area

0.04 Acres (165.00 Sq.M.)

Mobile Coverage

5G Voice & Data

Internet Speed

Ultrafast

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 - 0.95 miles
Langley (Berks) Station - 1.37 miles
Uxbridge Underground Station - 2.46 miles
Heathrow Terminal - 3.67 miles

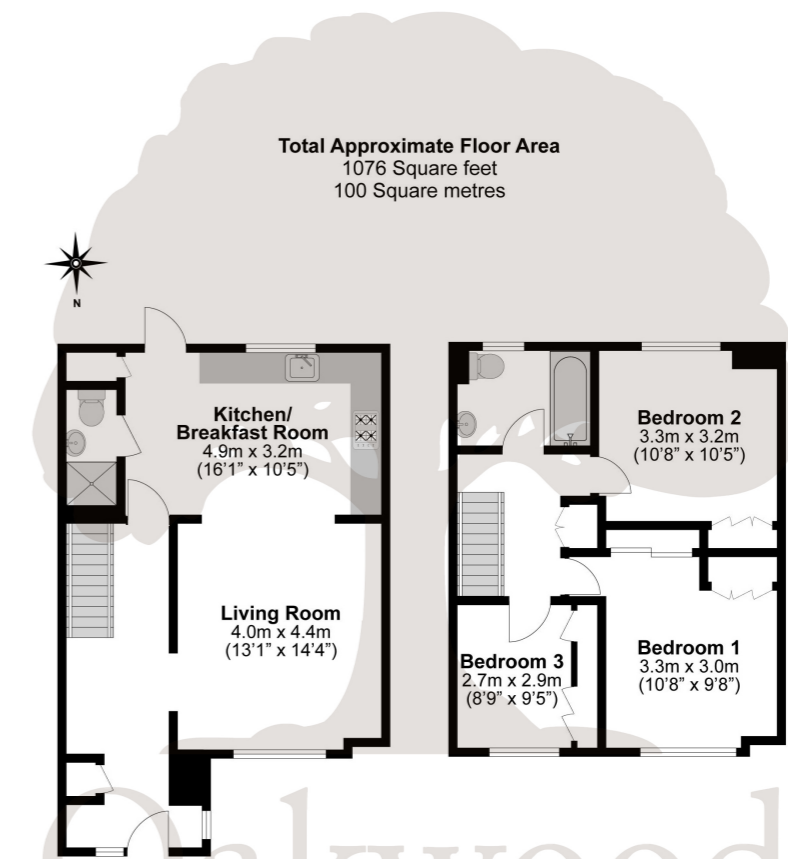
Area

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.

Council Tax

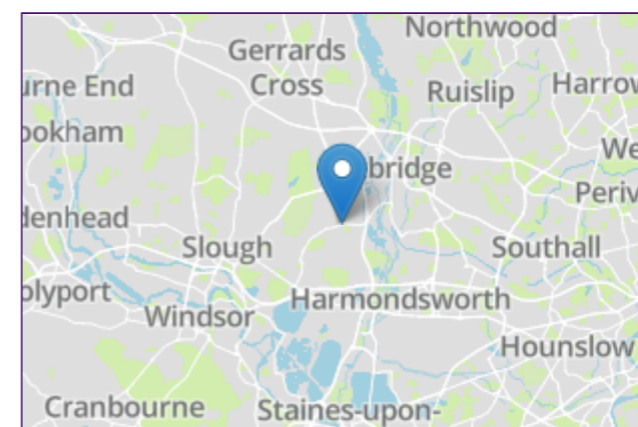
Band D

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
<small>Very energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C		78	87
(55-68) D			
(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>	