



Oakwood Estates are delighted to present this beautifully updated and comprehensively refurbished detached family home, offering spacious and versatile accommodation throughout. Set in a desirable location, this impressive property is ideal for growing families and commuters alike, and is presented to the market in true turnkey condition following an extensive programme of improvements.

**FULL 2023-2024 REFURBISHMENT – TURNKEY FINISH (£80,000 investment)** The property has undergone a high-specification transformation, creating a stylish and contemporary living environment throughout.

At the heart of the home is a stunning open-plan kitchen, dining, and living space, thoughtfully reconfigured to maximise light and flow. The brand new Wren kitchen is fitted with premium AEG integrated appliances and complemented by elegant Quartz Calacatta worktops, delivering a sleek, high-end finish. German-engineered wood flooring runs throughout the ground floor, combining durability with modern design, while brand new carpets across the first floor provide comfort and continuity across all bedrooms. The home is further enhanced by a built-in Wi-Fi audio speaker system, an upgraded lighting scheme, and new contemporary radiators throughout.

**Smart, Efficient & Secure Living.** The property benefits from a Tado smart home heating system, allowing intuitive app-controlled temperature management. A Megaflow hot water system ensures excellent water pressure, while a CCTV security system provides additional peace of mind.

**Luxury Bathrooms** Bathrooms have been finished to an exceptional standard, featuring premium Grohe fixtures and fittings, offering a refined, hotel-quality feel with long-lasting durability.

**Premium Triple Glazing Upgrade (£15,000 investment).** Recently installed Internorm triple-glazed windows provide superior insulation, enhanced energy efficiency, and excellent noise reduction, contributing to an improved EPC rating of 78 (C).

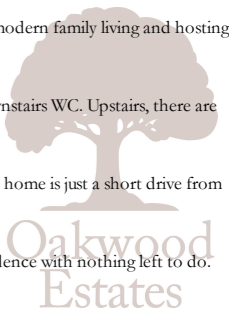
**Outdoor & External Enhancements.** The exterior of the property has been equally well considered. The front garden has been newly landscaped, complete with its own independent access door, enhancing kerb appeal, privacy, and separation from the street. Protected perimeter fencing and integrated external lighting further elevate security, safety, and evening ambience. To the rear, the garden features newly installed wooden fencing and a private access gate leading directly to the parking area. The fully enclosed front and rear gardens create a safe and secure environment, making the property ideal for families with children and pets, as well as for entertaining.

The property also benefits from a double garage with direct access to the garden and a generous driveway providing off-street parking for up to four vehicles, perfect for modern family living and hosting guests.

Internally, the accommodation comprises a welcoming entrance hallway, two versatile reception rooms, a spacious open-plan kitchen/living area, and a convenient downstairs WC. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with an en-suite, alongside a modern family bathroom.








Ideally situated, the property is within a short walk of Iver Station (Elizabeth Line), offering fast and convenient access to Central London and beyond. Additionally, the home is just a short drive from major motorway links, making it perfectly positioned for commuters.

This exceptional home combines high-quality design, modern technology, and practical family living, making it a superb opportunity for buyers seeking a long-term residence with nothing left to do.



# Property Information

# Floor Plan


-  FREEHOLD PROPERTY
-  PLOT/LAND AREA 0.12 ACRES (492.00 SQ.M.)
-  TWO BATHROOM & DOWNSTAIRS W/C
-  DOUBLE GARAGE & DRIVEWAY PARKING
-  GREAT SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND F (£3,468 P/YR)
-  FOUR BEDROOMS
-  TWO RECEPTIONS
-  ENCLOSED GARDENS
-  GOOD TRANSPORT LINKS

Approximate Gross Internal Area  
 Main House = 1303 sq. ft - 121.08 sq. m.  
 Garage = 396 sq. ft - 36.75 sq. m.  
 Total = 1699 sq. ft - 157.83 sq. m.



					
x4	x2	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Produced by AliciaGymel.com

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.

## Tenure

Freehold

## Council Tax Band

F (£3,468 p/yr)

## Plot/Land Area

0.12 Acres (492.00 Sq.M.)

## Mobile Coverage

5G voice and data

## Internet Speed

Ultrafast

## Schools

Iver Village Junior School and Iver Village Infant School are both within walking distance, making them easily accessible for families. The property falls within the catchment area for several esteemed schools, including Burnham Grammar School, The Chalfonts Community College, and Beaconsfield High School. Furthermore, there are numerous other educational institutions in the vicinity, providing ample options for families.

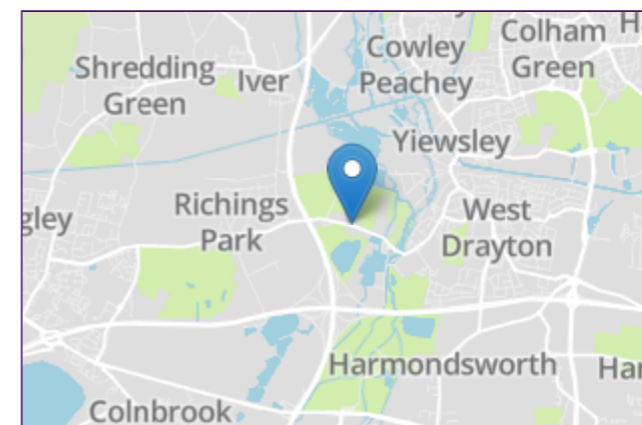
## Area

Iver Village lies in Buckinghamshire, South East England, positioned four miles east of the bustling town of Slough and 16 miles west of London. Situated within walking distance of various local amenities, it's less than a mile from Iver train station (part of Crossrail), offering convenient access to London, Paddington, and Oxford. The area is easily accessible via the nearby motorways (M40/M25/M4) and Heathrow Airport is just a short drive away.

It's also well-equipped with sporting facilities and surrounded by picturesque countryside, including Black Park, Langley Park, and The Evreham Sports Centre. Nearby, larger centres like Gerrards Cross and Uxbridge offer additional amenities, including a diverse selection of shops, supermarkets, restaurants, and entertainment options such as a cinema and gym.

## Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	78