

Oakwood Estates are delighted to bring to the market this well-proportioned three-bedroom semi-detached family home. Offered to the market chain-free, the property presents an excellent opportunity for buyers seeking a home with substantial scope to extend and enhance, subject to the usual planning permissions.

The ground floor comprises two generous reception rooms, providing flexible living and dining space, alongside a fitted kitchen and a practical downstairs shower room. On the first floor are three well-sized bedrooms, making the property ideal for families, first-time buyers, or investors alike.

Conveniently situated, the property is just a stone's throw from the local shop and benefits from a short, flat walk to nearby schools, making it perfectly placed for day-to-day amenities and family living. With its desirable location, spacious layout, and future potential, this property represents a fantastic opportunity not to be missed.

## Property Information

- FREEHOLD PROPERTY
- PLOT/LAND AREA 0.11 ACRES (435.00 SQ.M.)
- LARGE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS
- A SHORT DRIVE TO LOCAL MOTORWAYS

- COUNCIL TAX BAND E (£2,935 P/YR)
- POTENTIAL TO EXTEND (PLANNING PERMISSION PENDING)
- DRIVEWAY PARKING
- CLOSE TO LOCAL SHOPS & AMENITIES
- NO CHAIN

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

### Tenure

Freehold Property

### Council Tax Band

E (£2,935 p/yr)

### Plot/Land Area

0.11 Acres (435.00 Sq.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.

### Schools

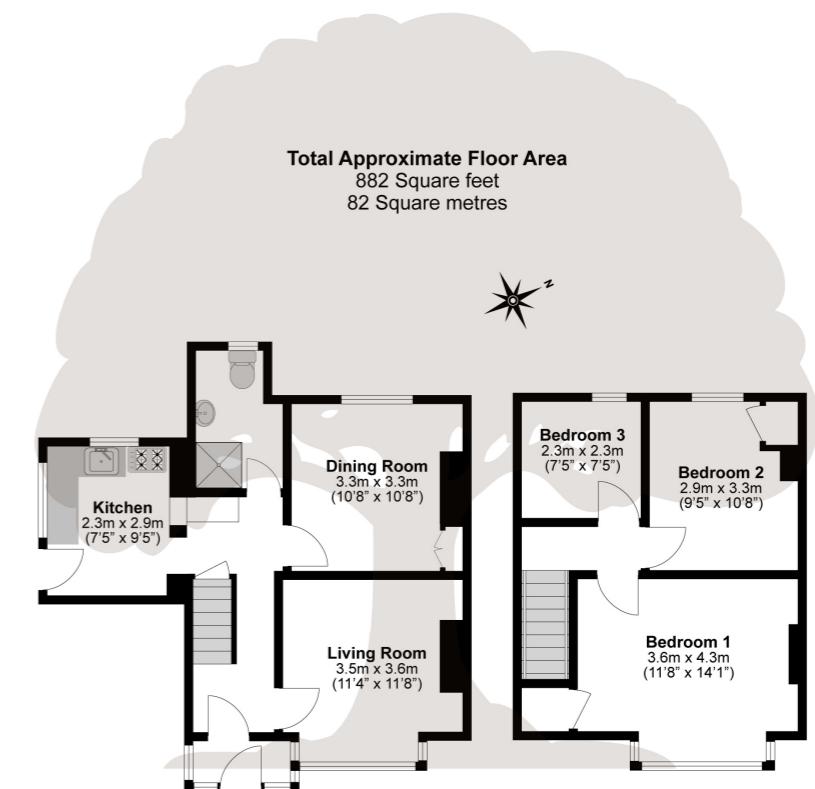
The property is conveniently located near a variety of educational institutions, catering to different age groups and preferences. Whether you're seeking an infant, junior, senior, private, or grammar school, the area offers a diverse range of options for students. To verify official school catchment areas, please visit the Buckinghamshire schools admissions webpage: <https://services.buckscc.gov.uk/school-admissions/nearest>.

### Council Tax

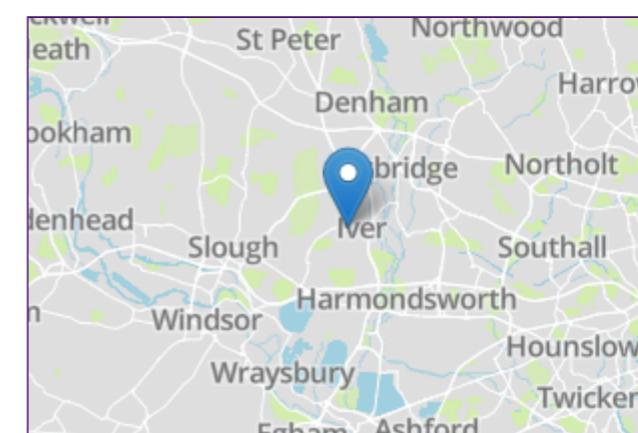
Band E

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 Govview.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.

## Floor Plan



Oakwood Estates  
Illustrations are for identification purposes only,  
measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	78
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		