



Oakwood Estates is thrilled to showcase this exquisite, spacious mid-terraced charter cottage with three bedrooms, which has been beautifully extended. This delightful property offers three double bedrooms, a generously sized family bathroom, a well-appointed kitchen, a cosy living room, a charming conservatory, a convenient utility room, a practical downstairs shower room, and both front and rear gardens of considerable size. Conveniently located, the property is just a pleasant 15-minute stroll away from Iver Station, which provides easy access to Crossrail/Elizabeth line services.

Step into this exceptional cottage, where the kitchen welcomes you with its elegant design. Discover the beauty of spotlighting and exposed beams, complemented by an eye-catching brick feature wall. A sash window graces the front aspect, infusing the space with natural light. The kitchen boasts a perfect blend of practicality and style, with a mix of eye-level and base shaker kitchen units, providing ample storage. You'll find abundant worktop space, a convenient breakfast bar area, and a sink with a mixer tap. Essential appliances are integrated seamlessly, accompanied by a freestanding oven and hob with an extractor fan above. The kitchen's tiled flooring adds a touch of sophistication. From the kitchen, doors lead to both the stairs and the inviting living room. Pendant lighting illuminates the room, while a window and a door offer views and access to the delightful conservatory. The living room exudes warmth, boasting a feature fireplace with an exposed brick wall and a wood-burning stove, perfect for cosy evenings. There's ample space for an L-shaped sofa and a large living room cabinet. The hardwood flooring enhances the charm of this space. The conservatory, a generous area presently serving as a dining room, is a real treat with windows on two sides, inviting the outdoors in. A door opens to the rear garden, creating a seamless connection to nature. Hardwood flooring adds a touch of refinement and an opening leads to the utility area. The utility space is practical and thoughtfully designed to accommodate utility goods efficiently. A door from here grants access to the downstairs shower room, thoughtfully equipped with a window overlooking the rear garden. Inside, you'll find a low-level WC, a hand wash basin, and a shower cubicle, ensuring convenience for you and your guests.

Moving to the first floor, you'll find three generously sized double bedrooms and a spacious family bathroom. Bedroom one is truly inviting, boasting a rear garden view through its window. Pendant lighting adds a touch of elegance to the room, which offers ample space for a king-size bed and bedside tables. Soft carpeting underfoot enhances the comfort of this lovely space. Bedroom two also enjoys a pleasant rear garden outlook from its window. The room exudes character with its exposed brick wall, while pendant lighting illuminates the space perfectly. There's enough room for a comfortable double bed and bedside tables, and the carpeted floor adds warmth to the ambience. The third bedroom is a well-proportioned double, featuring a window with views to the front aspect. Pendant lighting ensures a cosy atmosphere, and there's plenty of space for a double bed and a bedside table. The carpeted flooring completes this delightful bedroom. Finally, the first floor is graced by the large family bathroom, designed with both style and functionality in mind. A window overlooking the front aspect allows natural light to brighten the space. Pendant lighting adds a touch of sophistication to the room. You'll find convenient amenities, including a shower cubicle and a roll-top bath with a shower attachment. The sink comes with a vanity unit for added storage, and there's a low-level WC as well. The bathroom's captivating feature is the exposed brick wall, adding a unique and charming touch to this inviting space.

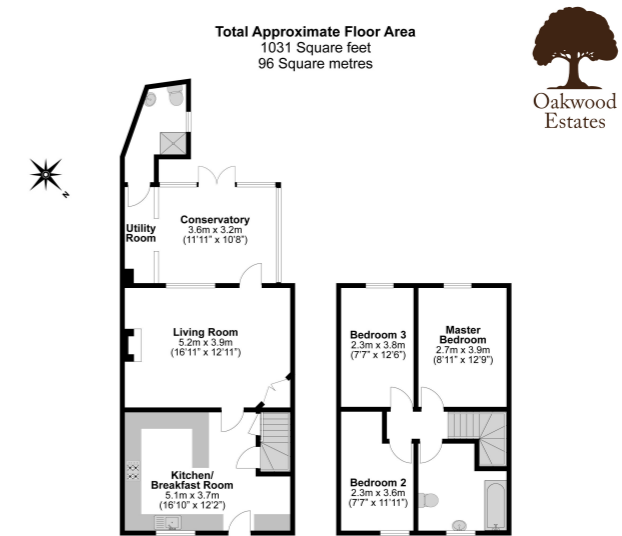


## Property Information

-  FREEHOLD
-  THREE DOUBLE BEDROOMS
-  EXTENDED
-  FULLY UPDATED BY THE CURRENT OWNERS
-  GOOD SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND E (£2,527 P/YR)
-  TWO BATHROOMS
-  15 MINUTES WALK FROM THE STATION
-  FRONT AND REAR GARDENS ARE BOTH WELL MAINTAINED
-  NO CHAIN

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

## 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.

### Front Of House

At the front of the property, a pathway gracefully leads to the inviting front door. Alongside the pathway, a well-maintained lawned area adds a touch of natural beauty. To the right-hand side, a charming picket fence enhances the property's appeal, while on the left-hand side, a lush green hedge creates a sense of privacy and tranquillity. The front is adorned with mature planting, adding a touch of elegance to the overall landscape.

### Rear Garden

The rear garden boasts a generous size and offers an expansive patio area, providing abundant space for a garden table and chairs, perfect for outdoor gatherings and relaxation. A large, well-kept lawned area adds to the greenery, providing a delightful space for various outdoor activities. Enhancing the garden's charm, a summerhouse stands gracefully, creating an inviting retreat. To the left-hand side, a lush hedge adds natural beauty and a sense of seclusion, while a sturdy fence to the right-hand side ensures privacy and security. This thoughtfully designed rear garden is a true haven for enjoying the outdoors and creating cherished memories.

### Tenure

Freehold

### Council Tax Band

E (£2,527 p/yr)

### Plot/Land Area

0.06 Acres (225.00 Sq.M.)

### Mobile Coverage

5G voice and data

### Internet Speed

Ultrafast

### School Catchment

Iver Village Infant School  
The Iver Village Junior School  
Burnham Grammar School  
The Chalfonts Community College  
Beaconsfield High School

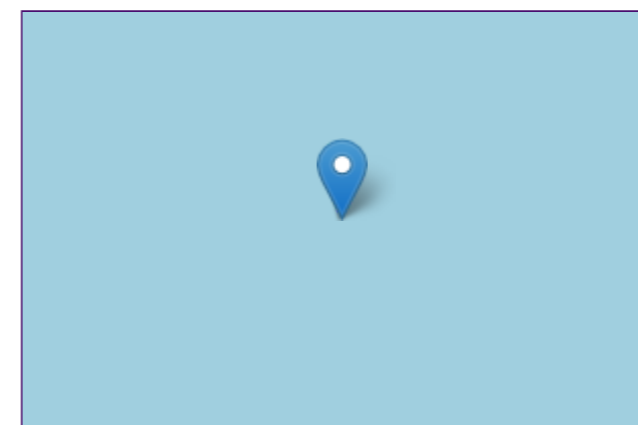
With the potential for the following schools - Langley Grammar, Slough Grammar, St Bernard's Catholic Grammar School and Herschel Grammar School.

### Area

Richings Park is a residential area located in Buckinghamshire, England. It is known for its picturesque surroundings, tranquil atmosphere, and a sense of community. The area is characterized by beautiful landscapes, including parks, green spaces, and mature trees. Richings Park offers a peaceful and idyllic setting, making it an appealing place to live for those seeking a suburban retreat while still being within easy reach of amenities and transportation links.

### Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	