

Oakwood Estates are delighted to present to the market this well-maintained three-bedroom mid-terraced home, ideally situated on the highly desirable Leas Drive in Iver. Perfectly positioned for both convenience and lifestyle, this property is just a short, level walk from a range of local amenities including well-regarded primary and junior schools, local shops, and the village doctor's surgery—making it an excellent choice for families, first-time buyers, and downsizers alike.

Internally, the property offers spacious and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a generously sized living room, and a separate dining area that leads into a well-appointed kitchen with ample storage and worktop space.

Upstairs, there are three good-sized bedrooms and a family bathroom, all offering comfortable living space and scope for personalisation.

To the rear, the property enjoys a private garden, ideal for outdoor entertaining, gardening, or simply relaxing in a quiet setting, with the addition of a garden shed providing storage. The front of the property offers additional outdoor space.

There is also the added benefit of a garage situated in a garage block, within a few seconds' walk.

Located just over a mile from Iver Station (Elizabeth Line), the property offers superb access to Central London, Heathrow, and the wider transport network, with the M25, M40, and M4 all within easy reach.




Whether you're commuting, raising a family, or looking for a smart investment, this property ticks all the boxes.

Early viewings are highly recommended to appreciate the full potential and prime location of this fantastic home.



Property Information

-  FREEHOLD PROPERTY
-  THREE BEDROOMS
-  CLOSE TO LOCAL AMENITIES
-  GOOD ACCESS TO LOCAL MOTORWAYS
-  ENCLOSED REAR GARDEN
-  COUNCIL TAX BAND D (£2,401 P/YR)
-  CLOSE TO LOCAL SCHOOLS
-  GREAT SCHOOL CATCHMENT AREA
-  PERFECT FIRST HOME
-  GARAGE

					
x3	x1	x1	0	N	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Freehold Property

Council Tax Band

Band D (£2,401 p/yr)

Plot/Land Area

0.05 Acres (190.00 Sq.M.)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

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.

Transport Links

Iver Station - 0.83 miles

Uxbridge Underground Station - 2.46 miles

London Heathrow Airport - 4.1 miles

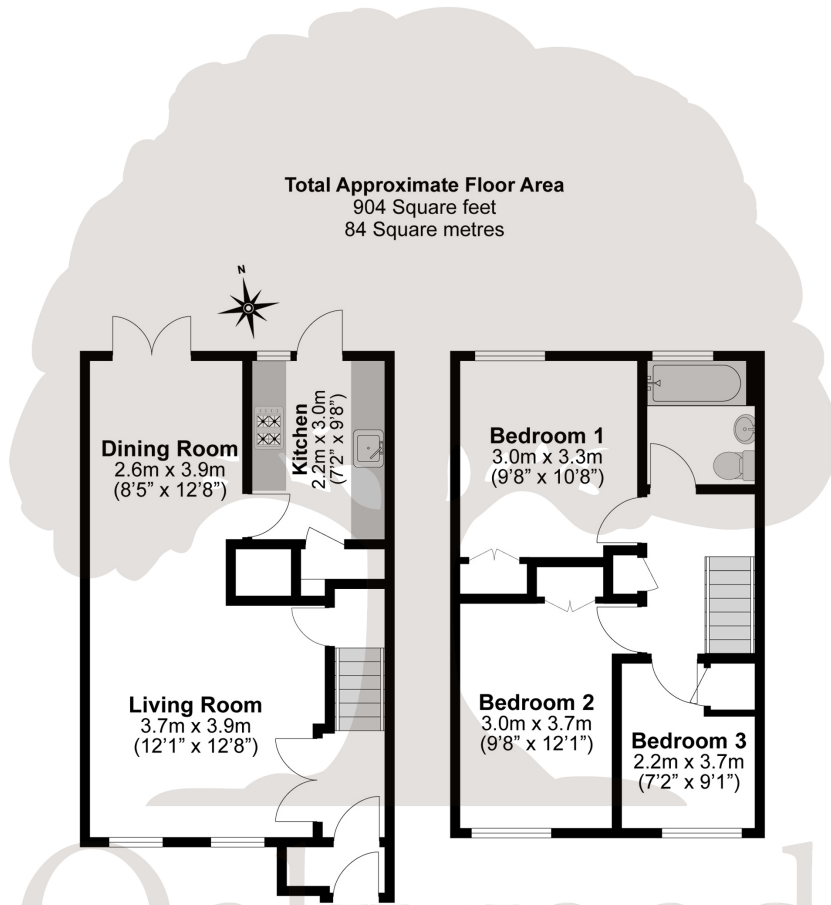
Schools

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 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.

