



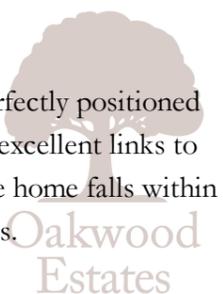
Oakwood Estates are delighted to present this well-maintained three-bedroom mid-terraced property, offering a versatile and modern open-plan living and dining space, perfect for family life or entertaining guests. The home benefits from potential to extend (subject to planning permission), providing an excellent opportunity for those looking to increase living space.

On the ground floor, you will find a bright and spacious open-plan lounge and dining area, a practical downstairs WC, and direct access to the rear garden, ideal for outdoor dining or play. The kitchen is thoughtfully designed with ample storage and work surfaces, making meal preparation a joy.

Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for families of all sizes.

Outside, there is a garage and driveway providing off-street parking for two vehicles, along with a private garden for relaxing or entertaining.

Located within walking distance of local schools, shops, and the GP practice, the property is perfectly positioned for convenient everyday living. Iver Station (Elizabeth Line) is just over a mile away, providing excellent links to London, while nearby motorways and Heathrow Airport ensure easy commuting. Additionally, the home falls within a highly sought-after school catchment area, making it an ideal choice for families.



Property Information

-  FREEHOLD PROPERTY
-  POTENTIAL TO EXTEND (S.T.P.P)
-  OPEN PLAN LIVING / DINING ROOM
-  GARAGE
-  FLAT WALK TO LOCAL SCHOOLS AND SHOPS
-  COUNCIL TAX BAND D (£2,401 P/YR)
-  THREE BEDROOMS
-  DOWNSTAIRS TOILET
-  DRIVEWAY PARKING
-  GREAT SCHOOL CATCHMENT AREA

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

Tenure

Freehold Property

Council Tax Band

D (£2,401 p/yr)

Plot/Land Area

0.04 Acres (175.00 Sq.M.)

Mobile Coverage

5G Voice and data

Internet Speed

Ultrafast

Local 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.

Transport

The property enjoys excellent transport links, with Iver and Langley rail stations nearby, Uxbridge Underground within easy reach, and quick access to Heathrow Airport. Commuters will also benefit from convenient connections via Denham Rail Station, and there are regular buses serving Uxbridge, Slough, and Heathrow, making travel across the local area straightforward and convenient.

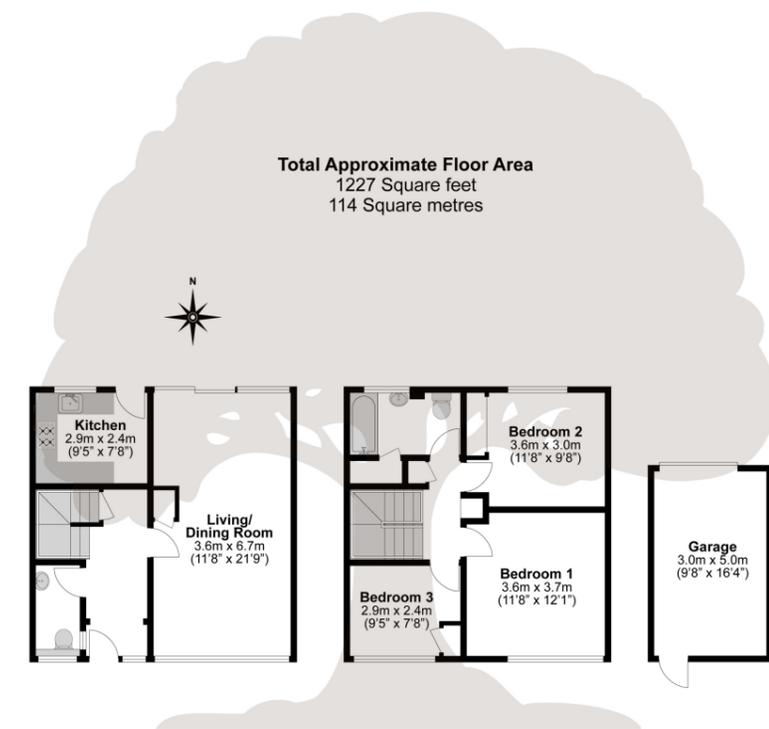
Schools

Families will appreciate the excellent educational opportunities in the area, with a wide range of highly regarded schools nearby. Options include Iver Infant School and Nursery, Iver Junior School, The Chalfonts Community College, Churchmead Secondary, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, and many more, providing outstanding choices for all ages and academic levels.

Council Tax

Band D

Floor Plan



Oakwood Estates

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.

