

Oakwood Estates is thrilled to bring to market this beautifully decorated, move-in-ready, two-bedroom, terraced cottage which is separated from the terrace on one side, with garage, mature garden and parking. The property is situated on the edge of Iver Village, within walking distance of local amenities. The M4/M40/M25 motorways are within a short drive and the house is well located for access to Heathrow Airport, The Elizabeth Line, Reading and London.

Upon entering the property through the porch, you are immediately greeted by a bright and inviting living/dining room. This space features warm wooden flooring and a multi-fuel wood burner, creating a cozy atmosphere perfect for relaxing or entertaining. A staircase gracefully ascends from this area, leading you to the bedrooms located on the upper floor.

As you move through the living/dining area, you'll discover a sleek, modern kitchen which has been designed with a contemporary touch, featuring glossy cabinets, integrated appliances, a stylish tiled splash back, and a durable composite worktop. Adjacent to the kitchen, a rear porch/boot room provides practical storage and easy access to the garden, ideal for muddy boots and outdoor gear.

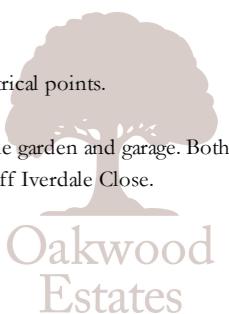
Upstairs, the property continues to impress with a modern, fully tiled shower room. This space is well-appointed with ample storage, a WC, and a wash basin, offering both functionality and style.

The carpeted landing connects to the smaller bedroom, which is well-suited for a single bed and with room for double wardrobe. This room includes a window that overlooks the tranquil rear garden, providing a peaceful and pleasant view.

The main bedroom is a serene retreat, featuring a large window that frames a breathtaking view of the open fields to the front of the property. This room is carpeted for comfort and includes a fitted storage cupboard, offering generous space for all your belongings.








The house has a folding hatch access ladder leading to the loft which is fully boarded out for storage with lighting and electrical points.

The garage has space for one car, currently fitted out as a craft workroom but also includes an insulated office room with door access to the garden and garage. Both have lighting and electrics. There is further space for a car to be parked in front of the garage accessed via a private shared road off Iverdale Close.



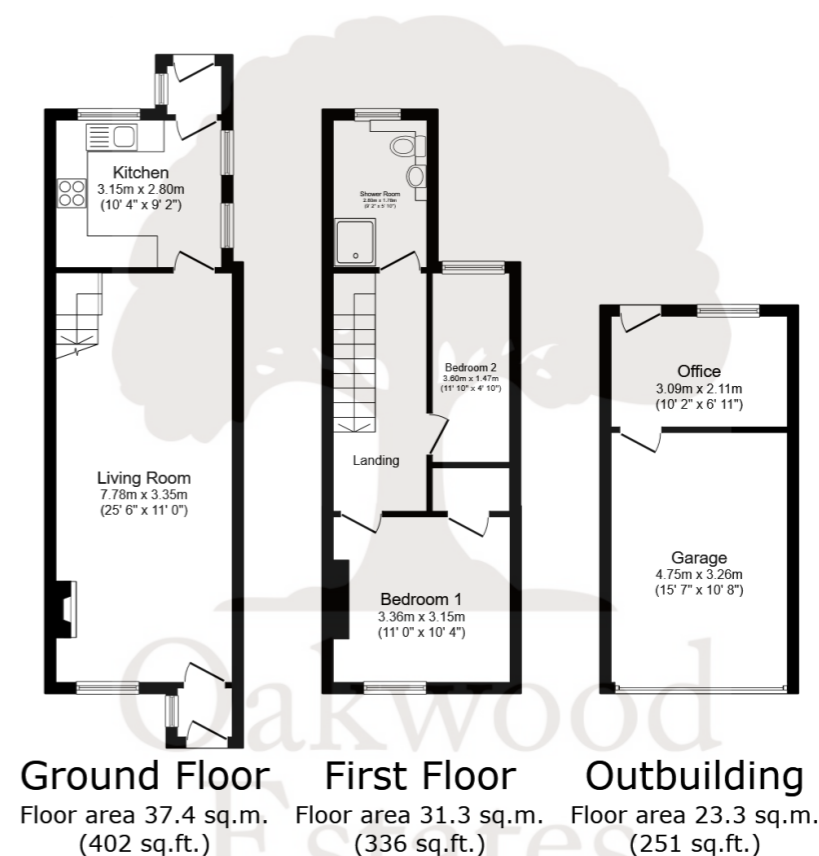


## Property Information

-  FREE HOLD PROPERTY
-  READY TO MOVE IN
-  GOOD SCHOOL CATCHMENT AREA
-  GARAGE WITH OFFICE SPACE
-  MOTORWAY TRANSPORT LINKS (M40 & M25).
-  COUNCIL TAX - BAND D (£2,036.05 P/YR)
-  2 BED END TERRACE PROPERTY
-  FARMLAND VIEWS
-  ADDITIONAL PARKING SPACE
-  NEAR TO LANGLEY STATION (ELIZABETH LINE)

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

## Floor Plan



TOTAL: 91.9 sq.m. (990 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 Garden

At the front of the property, the garden is enclosed by a low wall and metal gate. Entry to the property is through a porch suitable to storing coats and shoes.

### Rear Garden

The rear garden is mainly laid to lawn and enclosed either side by fencing and foliage. A pathway takes you to the door at back of the garage which could work as a office or workshop space. then through another door into the main garage space which would suit a small car. In front of the garage is an additional parking space.

### Tenure

Freehold

### Council Tax

Band D £2,036.05 p/yr

### Mobile Coverage

5g Voice & Data

### Internet Speed

Ultrafast

### Area

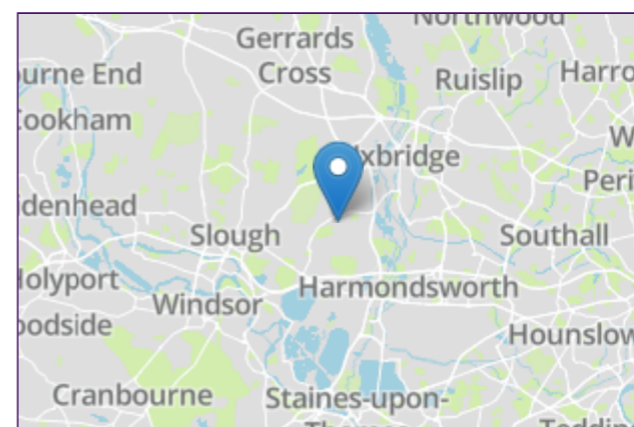
Iver is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Heath has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centers of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.

### Transport

Langley (Berks) Rail Station - 1.2 miles  
 Iver Rail Station - 2 miles  
 Uxbridge Underground Station - 3.6 miles  
 Heathrow Airport - 5.3 miles

### Schools

The Iver Village Junior School  
 Iver Village Infant School  
 The Chalfonts Community College  
 Burnham Grammar School  
 Beaconsfield High School  
 John Hampden Grammar School  
 Langley Grammar School  
 Plus many more.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	