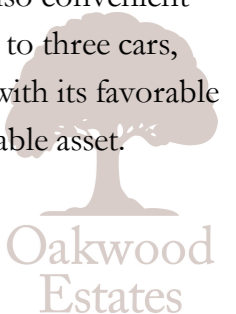




Oakwood Estates are pleased to present to the market a contemporary three double-bedroom terraced home, conveniently located just a short stroll away from Iver Station (Cross Rail 2018) and the bustling Iver Village High Street. This property offers an array of amenities including shops, schools, and excellent transport links to Uxbridge and Slough. Immaculately maintained, this residence also presents the opportunity for rear extension (subject to obtaining necessary planning permissions).

The ground floor features a spacious 15ft lounge/diner adorned with a wood burner, creating a cozy and inviting atmosphere. Additionally, there is a 16ft kitchen/breakfast room, perfect for culinary enthusiasts. Moving to the first floor, you'll discover three generously proportioned double bedrooms, providing ample space for relaxation and privacy. The large and modern family bathroom suite has a luxurious Jacuzzi bath, adding a touch of indulgence to everyday life.

The property has a remarkable 65ft garden, providing an ideal outdoor retreat. There is also convenient outside storage available. At the front of the house, off-street parking is available for two to three cars, ensuring convenience and ease of access. The superb condition of this property, combined with its favorable location, makes it an excellent choice for first-time buyers or investors seeking a valuable asset.

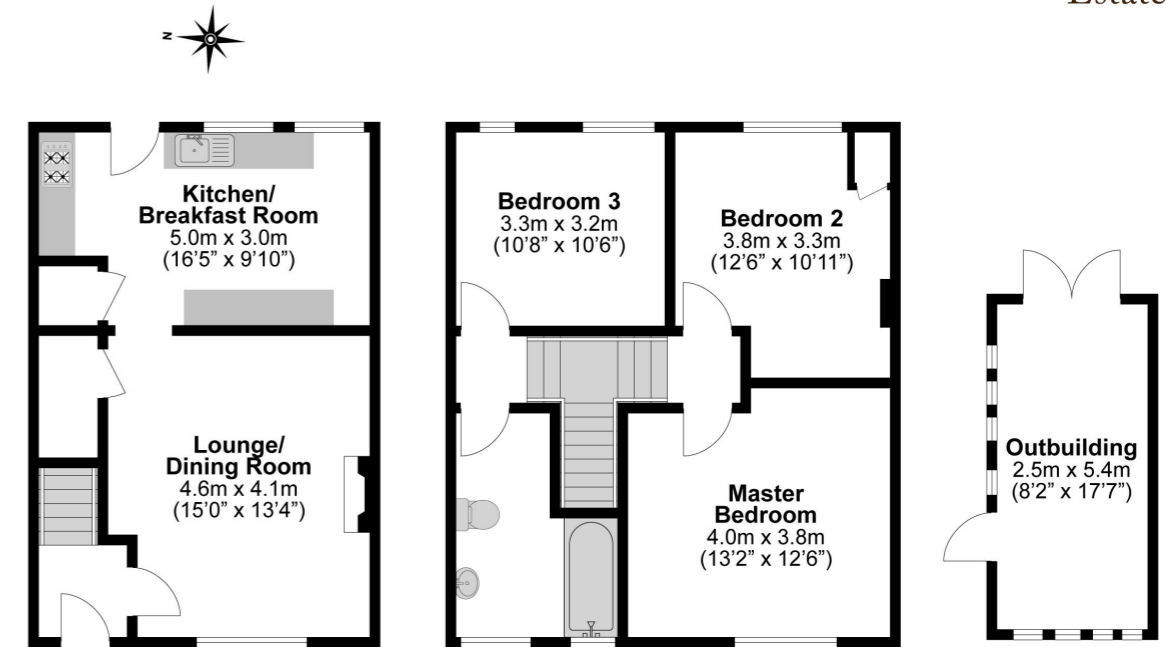


-  FREEHOLD
-  SHORT WALK TO IVER STATION (PADDINGTON LINE)
-  15FT LOUNGE WITH LOG BURNER
-  LARGE BATHROOM SUITE WITH JACUZZI BATH
-  OUTSIDE STORAGE
-  MODERN THREE DOUBLE BEDROOM TERRACED HOUSE
-  POTENTIAL TO EXTEND ON REAR (STPP)
-  16FT KITCHEN/BREAKFAST ROOM
-  65FT GARDEN
-  PARKING FOR THREE CARS

					
x3	x1	x1	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Total Approximate Floor Area**  
1130 Square feet  
105 Square metres



**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.

**Entrance Hall**

Front aspect double glazed door, laminate flooring, spotlights, telephone point, stairs to first floor.

**Lounge/Diner**

15' x 13' 4" (4.57m x 4.07m) Front aspect double glazed window, double radiator, laminate flooring, under stairs storage cupboard, wood burner.

**Kitchen/Breakfast Room**

16' 5" x 9' 10" (5.01m x 2.99m) Range of eye and base level units, built-in gas oven with four ring gas hob, space for fridge/freezer, space and plumbing for washing machine and dishwasher, one and a half bowl sink with single drainer and mixer tap, tiled splash back, tiled floor, two rear aspect double glazed windows, rear aspect door.

**FIRST FLOOR**

**Landing**

Spotlights, access to loft.

**Master Bedroom**

13' 2" x 12' 6" (4.02m x 3.80m) Double glazed window to front aspect, radiator, laminate flooring.

**Bedroom Two**

12' 6" x 10' 11" (3.82m x 3.32m) Double glazed window to rear aspect, double radiator, laminate flooring.

**Bedroom Three**

10' 8" x 10' 6" (3.26m x 3.20m) Two double glazed windows to rear aspect, double radiator, laminate flooring.

**Bathroom**

11' 2" x 7' 10" (3.40m x 2.40m) Suite comprising Jacuzzi bath with shower attachment and mixer taps, bowl style basin with mixer tap set on vanity table, low level wc, tiled walls and floor, heated chrome towel rail, shaver point, two front aspect double glazed windows.

**EXTERNAL**

**Front Of House**

With brick block paving and lawn area, providing off-street parking for two/three cars, gate to side access shared pathway.

**Rear Garden**

Approx 65ft. With lawn and patio area, outside light, Jasmine and Lavender bushes.

**Outside Storage**

Situated in rear garden, with windows, power and light and door to side access.

**Council Tax**

Band D - £2068

**Transport**

Iver Station - 0.63 miles  
West Drayton Station - 1.42 miles  
Langley Station - 1.78 mkesi  
Uxbridge Underground Station - 2.29 miles

**Education**

Iver Infant School  
Iver Junior School  
Iver Heath Infant and Nursery  
Iver Heath Junior School  
Castle View School  
The Chalfonts Technology College  
Burnham Grammer School

