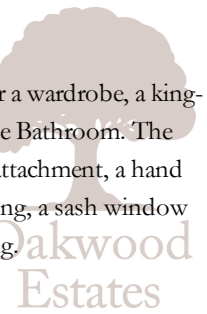




Oakwood Estates is excited to present this stunning, move-in-ready, mid-terraced cottage that has been thoughtfully extended to offer exceptional living space. This charming home features two spacious bedrooms, two modern bathrooms, and two inviting reception rooms, perfect for both relaxing and entertaining. One of the standout features of this property is its beautifully landscaped, south-facing rear garden, offering a serene outdoor space to enjoy throughout the year. Additionally, the property provides convenient driveway parking for two cars, a rare find in this area. Location is everything, and this cottage truly excels. It's situated just a short, flat walk from highly regarded local schools, picturesque parks, and a variety of shops, including popular spots like Costa, Co-Op, and The Stag. This home combines the best of comfort, convenience, and charm, making it an ideal choice for those looking to settle into a vibrant community.

Upon entering the property, you are greeted by the Dining Room, which boasts pendant lighting, a sash window with views of the front aspect, and a charming Victorian fireplace flanked by bookshelves and cupboards. The room provides ample space for a dining table and chairs and features elegant wooden flooring. The Living Room offers pendant lighting, a sash window overlooking the rear aspect, space for a couple of sofas, and a door leading to the kitchen. It also includes stairs rising to the first floor and wooden flooring throughout. The Kitchen is illuminated with downlighting and includes a window and door leading to the side of the property. It is equipped with a mix of wall-mounted and base-level shaker units, a tiled splashback, a range-style oven with an electric hob and extractor fan, a butler-style sink with a mixer tap, and tiled flooring. An opening leads to the Utility Room, which features a window overlooking the side aspect, space for utility machines, a fridge/freezer, and a storage cupboard. The downstairs Shower Room is equipped with a frosted window facing the rear, wall-mounted storage, part-tiled walls, a hand wash basin, a low-level WC, a shower cubicle, and a heated towel rail.

Bedroom One features pendant lighting, a sash window with views of the rear aspect, a feature fireplace, and ample space for a wardrobe, a king-size bed, and bedside tables. The room is carpeted and includes a cupboard over the stairs, as well as a door leading to the Bathroom. The Bathroom is fitted with downlighting, a sash window overlooking the rear garden, part-tiled walls, a bath with a shower attachment, a hand wash basin with a mixer tap, a low-level WC, a shower cubicle, and a heated towel rail. Bedroom Two offers pendant lighting, a sash window with views of the front aspect, a feature fireplace, space for a wardrobe, a double bed, and carpeted flooring.



Property Information

-  FREEHOLD
-  TWO BEDROOMS
-  TWO RECEPTIONS
-  SOUTH FACING GARDEN
-  VICTORIAN FEATURES
-  BAND D (£2,176 P/YR)
-  TWO BATHROOMS
-  DRIVEWAY FOR 2 CARS
-  READY TO MOVE IN
-  GOOD SCHOOL CATCHMENT AREA

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

Front Of House

At the front of the property, a gated pathway leads to the entrance, flanked by a laurel hedge and a gravel area with space for a bin shed.

Rear Garden

The rear garden is generously sized and benefits from a south-facing orientation. It features a sandstone patio area ideal for entertaining, a path leading to the back of the garden, a lawned area, a flower bed, and a summer house. A gate provides access to the driveway at the rear.

Driveway

At the rear of the garden, there is a gravel driveway with space for two cars and a pathway leading into the garden.

Tenure

Freehold

Council Tax Band

Band D (£2,176 p/yr)

Plot/Land Area

0.05 Acres (206.00 Sq.M.)

Mobile Coverage

5G Voice & Data

Internet Speed

Ultrafast

Schools

Primary Schools

The Iver Village Junior School - 0.1 miles away

Iver Village Infant School - 0.2 miles away

Iver Heath Infant School and Nursery - 1.2 miles away

Iver Heath Junior School - 1.3 miles away

Secondary Schools

The Langley Academy - 2 miles away

Chalfont Community College - 9.2 miles away

Plus many more.

Transport Links

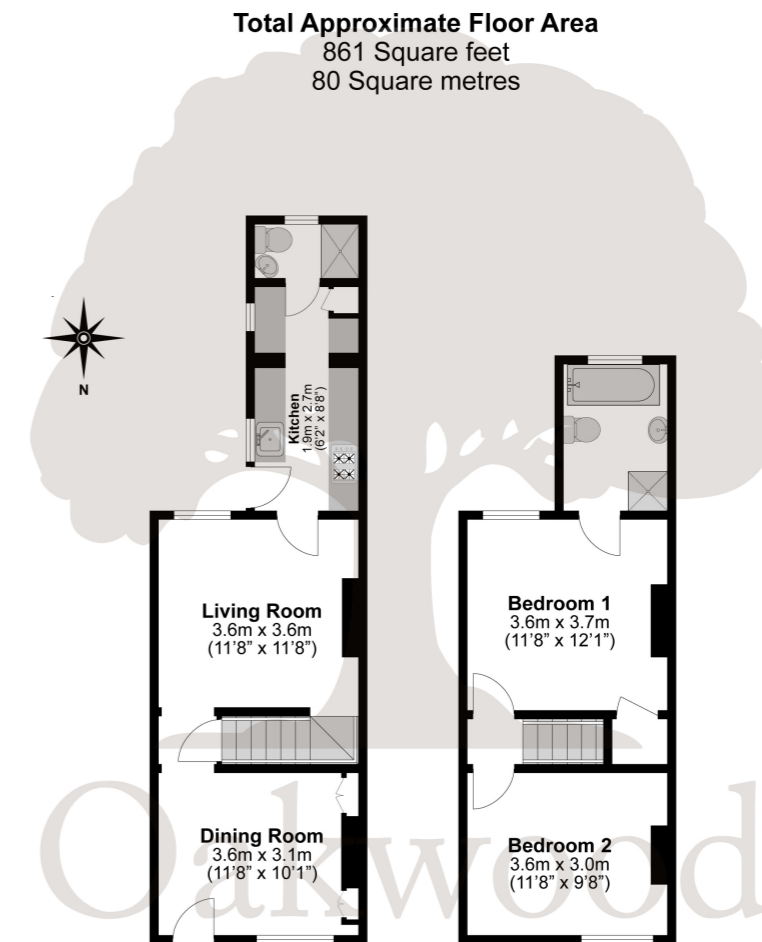
Closest Stations

Iver (1.4 miles)

Langley (1.7 miles)

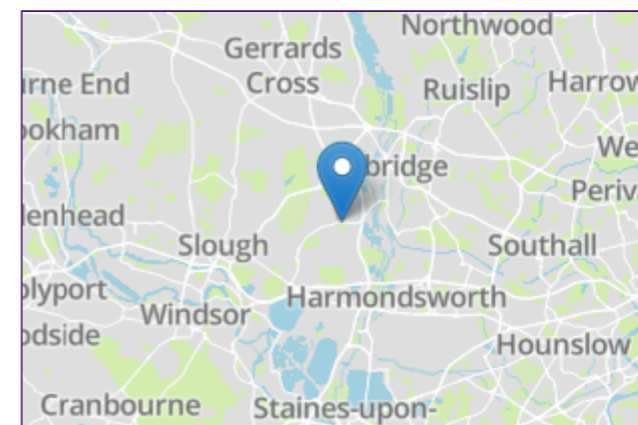
Situated in proximity to the M40, M25, and M4 motorway networks, this property is just a brief drive away from Heathrow Airport.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			81