

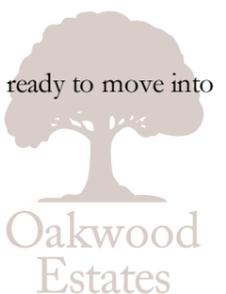
Oakwood Estates are delighted to present this beautifully refurbished three-bedroom semi-detached bungalow, offering a perfect blend of modern living and practical functionality. The property features a spacious open-plan kitchen and living area, ideal for family life and entertaining. The kitchen is fully fitted with a gas hob, built-in oven, space for a American-style fridge freezer, breakfast bar, and a separate utility area, combining style with convenience.

All three bedrooms are generous doubles, with the master bedroom boasting a fully tiled en-suite shower room, while the family bathroom serves the remaining bedrooms with contemporary fittings and a bright, welcoming design.

Further enhancing the home, there is a large conservatory providing additional living space flooded with natural light, a dedicated home office with its own WC, and a practical garden shed.

The rear garden is a true highlight — beautifully landscaped, private, and not overlooked, it features a sunny patio area perfect for outdoor entertaining, relaxing, or dining al fresco. To the rear of the garden, a substantial double garage offers direct access to the service road and parking for two vehicles, while the front driveway provides off-street parking for a further two cars.

This property combines modern updates, versatile living spaces, and outdoor enjoyment to create a home ready to move into and enjoy.



Property Information

-  FREEHOLD PROPERTY
-  EPC - C
-  THREE BEDROOMS
-  TWO DRIVEWAYS FOR FOUR CARS
-  HOME OFFICE IN THE GARDEN
-  COUNCIL TAX BAND E (£2,935 P/YR)
-  FULLY UPDATED
-  ENSUITE & FAMILY BATHROOM
-  DOUBLE GARAGE
-  CONSERVATORY

					
x3	x1	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Freehold Property

Council Tax Band

E (£2,935 p/yr)

Plot/Land Area

0.31 Acres (1,265.00 Sq.M.)

Mobile Coverage

5G Voice and data

Internet Speed

Ultrafast

Local Area

Iver Village lies in Buckinghamshire, South East England, positioned four miles east of the bustling town of Slough and 16 miles west of London. Situated within walking distance of various local amenities, it's less than a mile from Iver train station (part of Crossrail), offering convenient access to London, Paddington, and Oxford. The area is easily accessible via the nearby motorways (M40/M25/M4), and Heathrow Airport is just a short drive away. It's also well-equipped with sporting facilities and surrounded by picturesque countryside, including Black Park, Langley Park, and The Evreham Sports Centre. Nearby larger centres like Gerrards Cross and Uxbridge offer additional amenities, including a diverse selection of shops, supermarkets, restaurants, and entertainment options such as a cinema and gym.

Transport Links

Langley Station and Iver Rail Station, part of the Crossrail network, are both conveniently located just a short drive away. Uxbridge Underground Station and Denham Rail Station, which serve the Chiltern Line, are also easily accessible with a short drive. Heathrow Airport is just a 15-minute car journey away and the property benefits from close proximity to major motorways, including the M40, M25, and M4.

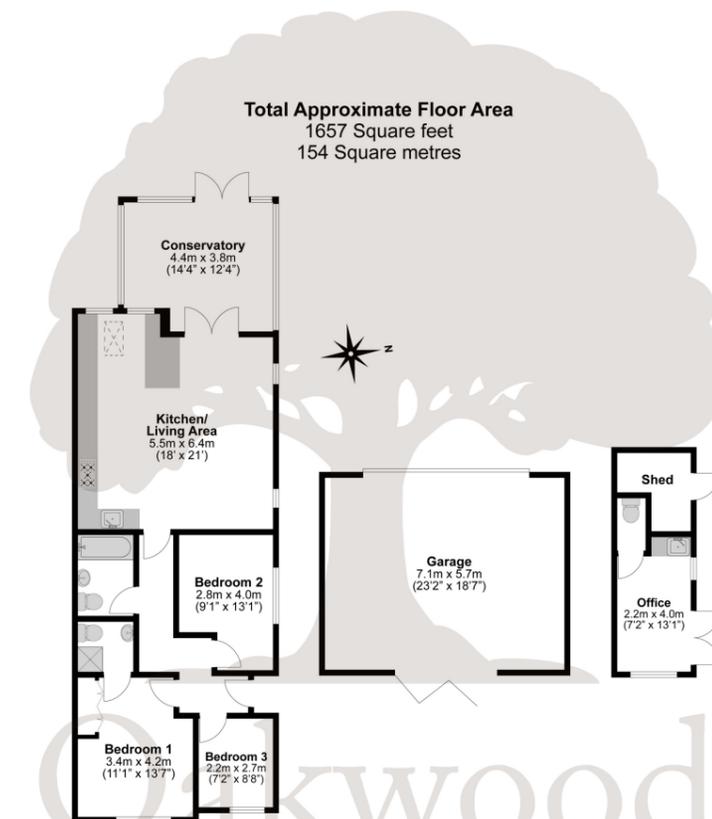
Schools

Iver Village Junior School and Iver Village Infant School are both within walking distance, making them easily accessible for families. Iver Heath Junior School is located approximately 1.5 miles away. The property falls within the catchment area for several esteemed schools, including Burnham Grammar School, The Chalfonts Community College, and Beaconsfield High School. Furthermore, there are numerous other educational institutions in the vicinity, providing ample options for families.

Council Tax

Band E

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	70	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			