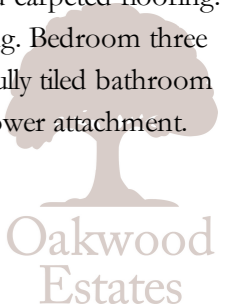


Oakwood Estates is delighted to present this versatile semi-detached property to the market. Featuring three to four bedrooms, two to three reception rooms, and two bathrooms, this home offers flexible living spaces to suit your needs. Conveniently located near local schools, shops, and parks, it provides easy access to essential amenities.

Upon entering the property through the entrance porchway, stairs rise to the first floor, and French doors lead to the living room. The living room boasts twin windows with front views, pendant lighting, space for multiple sofas, a door to the kitchen, an archway to the dining area, and carpeted flooring. The dining room includes French doors to the garden, pendant lighting, space for a dining table and chairs, and doors to the kitchen and the third reception room, which can serve as a fourth bedroom. The kitchen is equipped with a mix of wall-mounted and base units, a metro tile backsplash, a door and window to the garden, a stainless steel sink and drainer, space for utility appliances, a range-style oven, and an American fridge freezer, all set on tiled flooring. The third reception room/fourth bedroom features a front-facing window, space for a double bed or office furniture, and carpeted flooring. The fully tiled downstairs wet room includes a rear garden window, a hand wash basin, a low-level WC, and a shower area.

Upstairs, bedroom one offers space for a king-sized bed, a built-in wardrobe, a front-facing window, and carpeted flooring. Bedroom two features windows on two sides, space for a double bed, a wardrobe, and carpeted flooring. Bedroom three includes a front-facing window, space for a single bed, a built-in wardrobe, and carpeted flooring. The fully tiled bathroom features a frosted window, a low-level WC, a hand wash basin with a vanity unit, and a bath with a shower attachment.



## Property Information

-  **FREEHOLD PROPERTY**
-  **THREE/FOUR BEDROOMS**
-  **TWO BATHROOMS**
-  **SOUTH FACING REAR GARDEN**
-  **CLOSE TO LOCAL AMENITIES**
-  **COUNCIL TAX BAND E (£2,794 P/YR)**
-  **TWO/THREE RECEPTIONS**
-  **DRIVEWAY PARKING**
-  **CLOSE TO LOCAL SCHOOLS**
-  **GOOD TRANSPORT LINKS**

					
<b>x4</b>	<b>x3</b>	<b>x2</b>	<b>x2</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

### Front Of House

At the front of the property, there is driveway parking for two cars, a pathway leading to the front door, and a lawned area.

### Rear Garden

The rear garden includes a lower patio adjacent to the property, with two steps leading up to an upper patio and lawn. The upper patio features a metal pergola that provides a covered space for a table and chairs. The garden is fully enclosed with a newly erected fence, making it ideal for pets and children.

### Tenure

Freehold

### Council Tax Band

E (£2,794 p/yr)

### Mobile Coverage

5G Voice and Data

### Internet Speed

Ultrafast

### Location

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 Links

Iver Station - 0.83 miles

Uxbridge Underground Station - 2.46 miles

London Heathrow Airport - 4.1 miles

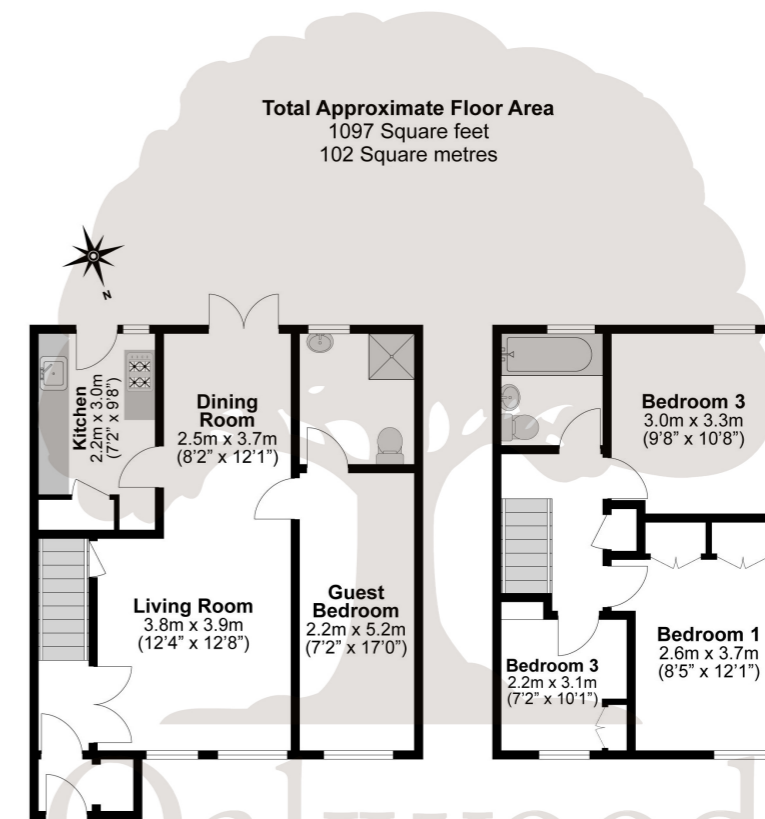
### Schools

The area boasts several reputable educational institutions, including Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, along with many others.

### Council Tax

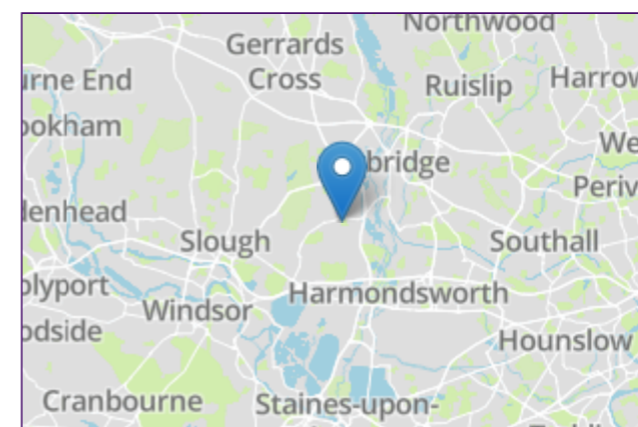
Band E

## 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+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			