

Situated in a prime position on Iver High Street, this impressive three-bedroom detached family home offers spacious and versatile living accommodation, ideal for modern lifestyles. The property has been thoughtfully extended to the rear, creating a stunning large open-plan lounge area, perfect for both relaxing and entertaining. This bright and airy space benefits from ample natural light and provides a seamless connection to the rest of the home. Upstairs, the principal bedroom is a standout feature, boasting its own private study area—ideal for home working—as well as a stylish ensuite shower room. Two further well-proportioned bedrooms are served by a contemporary family bathroom. Additional benefits include an integral garage, offering convenient storage or potential for further conversion (subject to planning), and a well-maintained layout throughout. Located within easy reach of local shops, amenities, Stations (Iver and Langley) and transport links (M4, M40), this attractive home combines comfort, practicality, and an excellent location, making it a perfect choice for families and professionals alike.



Property Information

-  FREEHOLD
-  PRINCIPAL BEDROOM WITH ENSUITE AND PRIVATE STUDY AREA
-  INTEGRAL GARAGE
-  BRIGHT AND VERSATILE LIVING ACCOMMODATION THROUGHOUT
-  PRIME LOCATION ON IVER HIGH STREET
-  THREE-BEDROOM DETACHED FAMILY HOME
-  TWO ADDITIONAL WELL-PROPORTIONED BEDROOMS
-  SPACIOUS OPEN-PLAN LOUNGE IDEAL FOR ENTERTAINING
-  CLOSE TO LOCAL AMENITIES, SHOPS, AND TRANSPORT LINKS
-  COUNCIL TAX - E (£2,935 P/YR)

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

Tenure

Freehold property

Mobile Coverage

5g Voice and Data

Transport

Iver Rail Station, part of the Crossrail network, is conveniently located just 1.3 miles away. Uxbridge Underground Station and Denham Rail Station, which serves 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.

Area

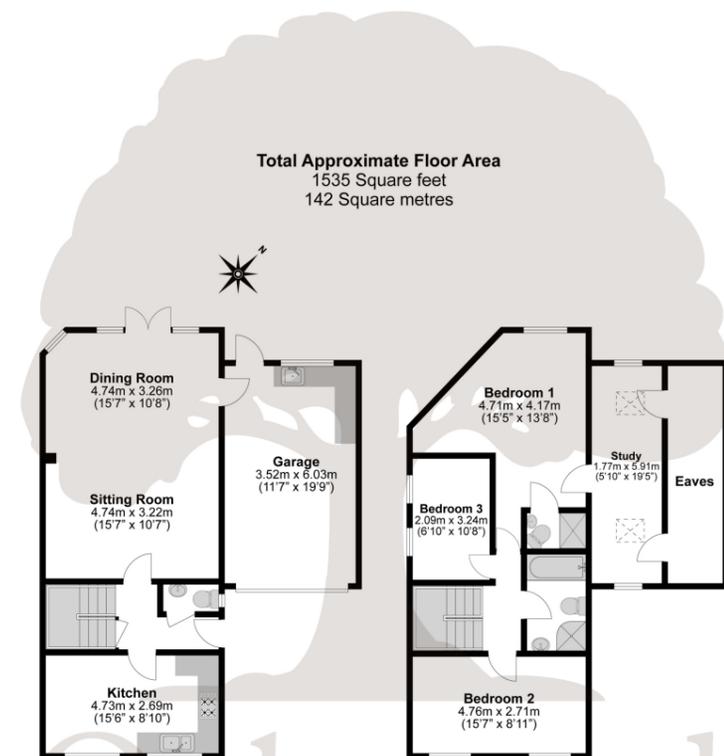
Iver Village lies in Buckinghamshire, South East England, positioned four miles east of the bustling town of Slough and 16 miles west of London. Situated within walking distance of various local amenities, it's less than a mile from Iver train station (part of Crossrail), offering convenient access to 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.

Council Tax

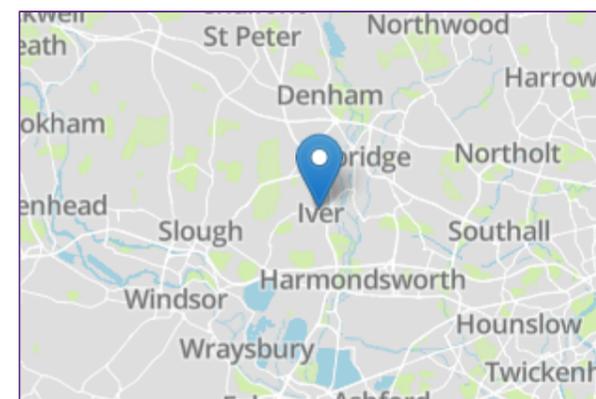
Band E

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		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	