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97 High Street, Iver, Buckinghamshire. SL0 9PN.

£875,000 Freehold



\* POTENTIAL TO EXTEND WITH THE FOOTINGS ALREADY INPLACE-STPP\*

\*STUNNING CHARACTER DETACHED FAMILY HOME\*

\*FIVE BEDROOMS AND TWO BATHROOMS\*

\*LARGE FRONTAGE WITH OFF STREET PARKING FOR SEVERAL CARS ON A BLOCK PAVED DRIVE\*

\*GOOD SIZED AND SECLUDED SOUTH FACING REAR GARDEN - A GREAT ENTERTAINING SPACE\*

A stunning and extended two storey detached character home which has been the subject of much improvement over the years by the present owners. The property is stylishly presented throughout and offers excellent all-round accommodation, while being at the heart of the village and therefore has everything on your doorstep from the local Infant and Junior Schools to a dentist, Iver Medical Centre, plus Costa, Co-op and many other amenities.

This pretty house is a perfect family home, with its standout feature being the 22'8 x 13'4 kitchen/dining room with its bi folding doors opening out onto the lovely rear garden.

Leading into the large entrance hall you have the staircase which leads to the first floor. The hall gives you access to two large reception rooms with under the stair's storage. There is a double aspect bedroom to the front which could be used as an office/playroom that has an abundance of floor space for free standing furniture.

The kitchen/dining room has an extensive range of high-quality units with integrated appliances including an extractor hood, double oven, hob, fridge freezer and dish washer plus underfloor heating. This room has space for a dining room table and chairs. The kitchen opens into the living room that measures 20'4 x 14'8 and sits at the rear of the property. This room is the perfect family space and has an abundance of natural light with the added benefit of a sky light and bi folding doors that really do bring the outside in. This is a fabulous room and gives you access onto the well-maintained and low maintenance Astro turfed garden.

Leading of the living room you have a modern family shower room with connecting utility room with space for a washing machine and tumble dryer and eye and base level units that offer ample storage. Another bedroom is also situated downstairs, perfect if you have older children or need a guest room. This room also provides access into the garden.





Moving to the first floor there are three excellent size bedrooms. The master bedroom has a full wall of fitted wardrobes and a double-glazed bay window. Bedrooms two and three are also very good in size and offer plenty of floor space for free standing furniture. The family bathroom is fitted with a high-quality modern suite that has the bonus of a free-standing bath as well as dual sinks.

To the front of the property there is off street parking on the driveway and side access.

Outside, the rear garden is a real treat, especially as it is south facing. There is a patio area, Astro turf and extensive shrubs to the sides which give you a sense of seclusion. A gym awaits at the end of the garden, which could just as easily be used as a hobby room or home office with power and light.

AREA: Iver is a semi-rural village situated between Uxbridge and Slough. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Nearby Iver Heath has beautiful surrounding countryside including Black Park and Langley Park that has an excellent network of footpaths and bridleways. The famous Pinewood Studios also features a cinema. Widecroft Road is equal distance between two Cross rail stations on the Elizabeth line. The property is approximately 10 minutes to both Iver and Langley train stations. Journey times are now greatly reduced into London. Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoner's High School for Girls and Dr Challoner's Grammar School for Boys. The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield.



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# 97 High Street

Approximate Gross Internal Area

Ground Floor = 105.3 sq m / 1,133 sq ft

First Floor = 46.4 sq m / 499 sq ft

Gym / Storage = 39.0 sq m / 420 sq ft

Total = 190.7 sq m / 2,052 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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