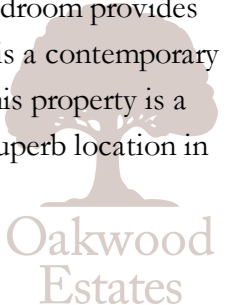


Oakwood Estates is delighted to present this charming and characterful terraced cottage, perfectly situated in a tranquil cul-de-sac in the heart of Iver Village. This idyllic location offers the best of both worlds—peaceful surroundings with convenient access to local amenities, schools, and transport links. The property is beautifully presented throughout, offering deceptively spacious interiors that combine modern living with timeless charm.

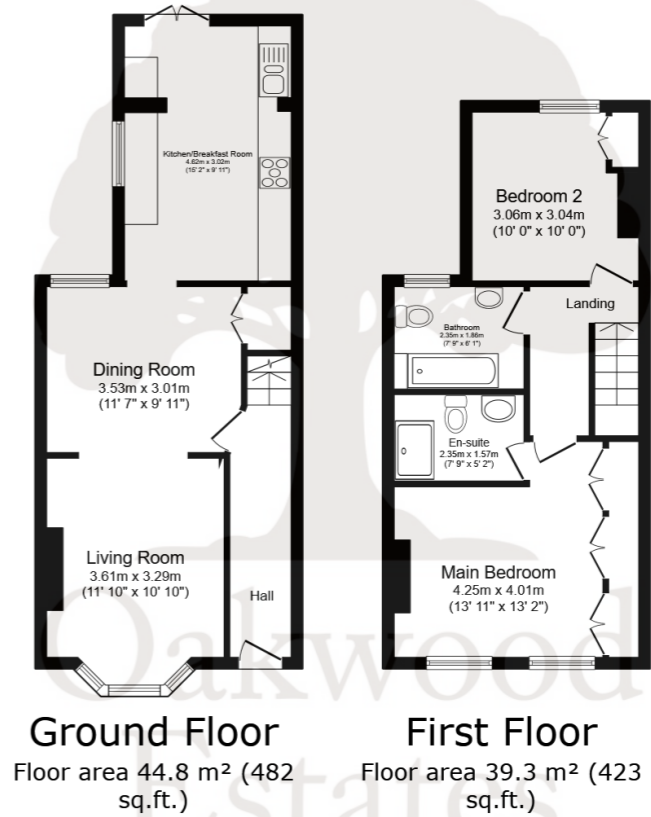
The ground floor begins with a welcoming entrance hall, leading into an impressive open-plan lounge and dining room. This bright and airy space features a stunning bay window that fills the room with natural light and a charming feature fireplace, creating a warm and inviting atmosphere. Adjacent is the kitchen/breakfast room, a well-appointed and practical space with ample storage and worktop surfaces. French doors open out from the kitchen to the garden, seamlessly connecting indoor and outdoor spaces—ideal for entertaining or enjoying peaceful mornings.

The first floor continues to impress with its well-proportioned layout. The master bedroom is spacious and includes fitted wardrobes, offering plenty of storage while maintaining a sleek look. A second double bedroom provides versatility, making it perfect for family members, guests, or a home office. Completing this floor is a contemporary family bathroom and an additional shower room, providing convenience for modern living. This property is a wonderful opportunity for anyone seeking a well-presented home with character, space, and a superb location in Iver Village.



-  FREEHOLD PROPERTY
-  CUL DE SAC LOCATION
-  TWO RECEPTIONS
-  WALKING DISTANCE TO THE LOCAL SCHOOLS
-  CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
-  COUNCIL TAX BAND - D £2,341.65
-  TWO BEDROOMS
-  GARDEN
-  GREAT SCHOOL CATCHMENT AREA
-  GREAT FEATURES

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x2   | x1  | x2  | 0   | Y   | N   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |



TOTAL: 84.1 m<sup>2</sup> (905 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



**Front Of House**

To the front of the property is a pathway leading to the front step providing access to the front door.

**Rear Garden**

Outside, the rear garden is a private sanctuary. It features a paved patio area, perfect for al fresco dining, and a neatly maintained lawn surrounded by mature greenery. Whether you're hosting friends or enjoying a quiet evening outdoors, this garden is a lovely retreat.

**Tenure**

Freehold

**Mobile Coverage**

5G Voice and data

**Internet Speed**

Ultrafast

**Transport Links**

The property enjoys excellent transport links, with Iver Rail Station (part of Crossrail), Uxbridge Underground Station, and Denham Rail Station (on the Chiltern Line) all within easy reach. Additionally, Heathrow Airport, the M40, M4, and M25 motorways are just a short drive away, ensuring convenient access to both local and national destinations.

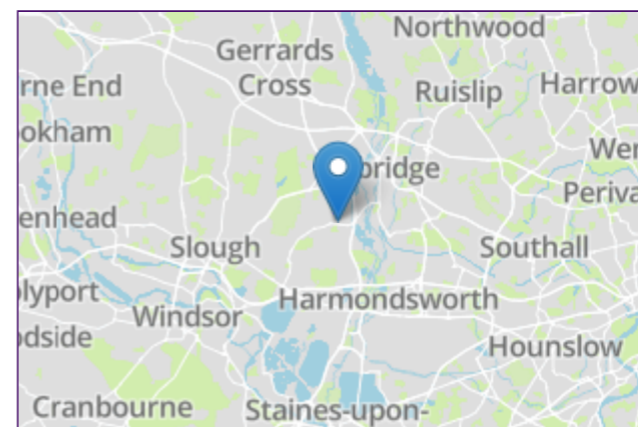
**Area**

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.

In terms of education, Iver Village boasts an array of state and independent schools. 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 D



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (81-91)                                     | B |         | 85        |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E | 52      |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |