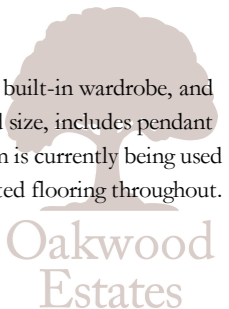




Oakwood Estates are proud to present this impressive chain-free, three-bedroom detached property located on the vibrant High Street of Iver Village. Offering a perfect blend of space and comfort, the property features three generously sized reception rooms, ideal for both family living and entertaining. The well-designed kitchen/breakfast room provides ample space for dining, making it the heart of the home. The property also includes a modern family bathroom for convenience. Outside, the generous south-facing rear garden includes both a garage and a shed. At the front, there is a large driveway with room to park over five cars, a rare find in such a central location. Situated in a highly desirable part of Iver Village, this home offers exceptional convenience. It is just a short, level walk to local schools, shops, and healthcare facilities, ensuring that daily essentials are always within easy reach. For commuters, Iver Station, which connects to the Crossrail/Elizabeth Line, is under a 30-minute walk away, providing fast and direct access to Central London and beyond, making it an ideal choice for those seeking a balance between village life and city connectivity.

Upon entering the property, you are welcomed into the entrance porch, which features double doors leading to the inner hallway. The hallway is well-lit with pendant lighting and has a window overlooking the side of the house. It offers access to the kitchen and living room, along with stairs to the first floor, an understairs storage cupboard, and carpeted flooring. The spacious living room boasts a large bay window facing the front, pendant lighting, a Victorian-style feature fireplace, ample room for a three-piece suite, and carpeted floors. The kitchen/breakfast room is generously sized, illuminated with downlighting, and fitted with a mix of wall-mounted and shaker-style cabinets. It has extensive countertop space, a tiled backsplash, a sink with a mixer tap, and integrated appliances including an oven, grill, and a gas hob with an extractor fan. There is space for a dishwasher, washing machine, and dryer, with tiled floors and room for a kitchen table and chairs. A door provides access to the side of the property, while both a window and door open to the rear garden. The dining room features pendant lighting, space for a dining table and chairs, carpeted flooring, and an archway that leads into the family room. The family room is bright and airy, with a combination of pendant and wall-mounted lighting. It includes sliding doors opening to the rear garden, space for multiple sofas, and carpeted flooring.

On the first floor, the primary bedroom is spacious, featuring pendant lighting, a large bay window overlooking the rear garden, a built-in wardrobe, and enough room for a king-sized bed and bedside tables, all complemented by carpeted flooring. The second bedroom, also of a good size, includes pendant lighting, a window overlooking the front, a built-in wardrobe, space for a king-sized bed, and carpeted flooring. The third bedroom is currently being used as an office, but it features pendant lighting, a window with a rear view, a built-in wardrobe, and space for a single bed, with carpeted flooring throughout.

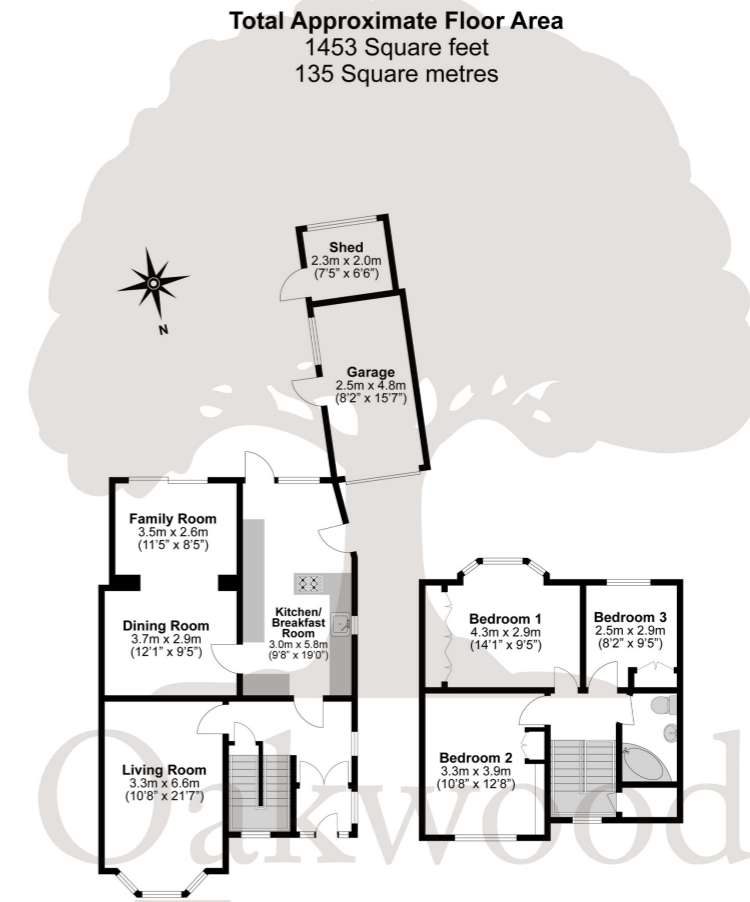


Property Information

-  **FREEHOLD PROPERTY**
-  **NO ONWARD CHAIN**
-  **THREE BEDROOMS**
-  **DRIVEWAY PARKING & GARAGE**
-  **GREAT SCHOOL CATCHMENT AREA**
-  **COUNCIL TAX BAND F - £3,382.39**
-  **DETACHED**
-  **THREE RECEPTIONS**
-  **SOUTH FACING GARDEN**
-  **CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS**

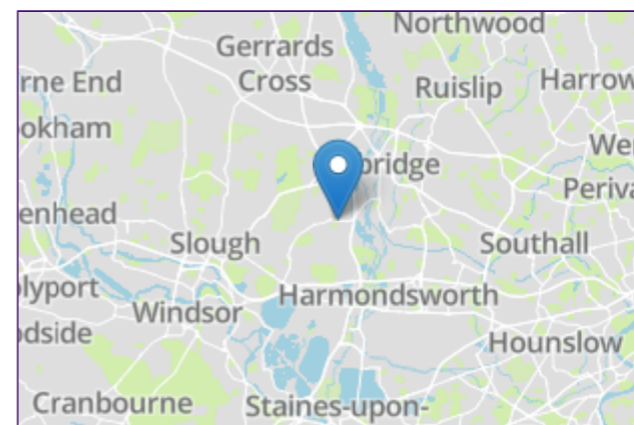
					
x3	x3	x1	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

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	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Front Of House

At the front of the property, you'll find an expansive block-paved driveway, capable of providing off-street parking for at least five vehicles. The driveway is framed by a sturdy brick wall along the front boundary, offering both security and a charming aesthetic. Adjacent to the driveway is a well-maintained lawn, bordered by mature flower beds filled with a variety of shrubs and plants, adding colour and character to the landscape. There is convenient access to the garage and a gated entrance leading to the rear garden, ensuring easy movement between spaces. On the left-hand side, a wooden fence provides privacy from neighbouring properties, enhancing the sense of seclusion.

Rear Garden

The rear garden offers an excellent outdoor retreat, boasting a sunny south-facing aspect that ensures plenty of natural light throughout the day. Its fully enclosed design makes it a safe and secure environment, ideal for families with young children or pets to enjoy. At the heart of the garden is a generous patio area, perfect for entertaining guests or relaxing outdoors, whether it's hosting a BBQ or setting up a dining table and chairs for al fresco meals. Beyond the patio, a well-maintained lawn stretches out, offering ample space for play or relaxation, while the perimeter is lined with lush, mature flower beds that add vibrant colour and natural beauty to the space. The garden is enclosed by sturdy fencing, providing both privacy and a peaceful atmosphere. Additionally, the garden includes convenient access to a workshop/shed for storage and direct entry to the garage as well as an outside toilet. This garden is not only a perfect space for relaxation but also designed for practical living.

Tenure

Freehold Property

Council Tax Band

Band F - £3382.39 Per Year

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

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 F