



Oakwood Estates are proud to present this beautifully maintained and deceptively spacious three-bedroom, two-bathroom detached home, enviably located in the heart of Iver Village.

Set behind a substantial and private brick wall, this attractive residence offers a rare blend of privacy, convenience, and family-friendly living. Ideally situated just a stone's throw from local shops, amenities, and a little over a mile from Iver Station (Elizabeth Line), the property provides excellent connectivity for commuters heading into Central London or Heathrow.

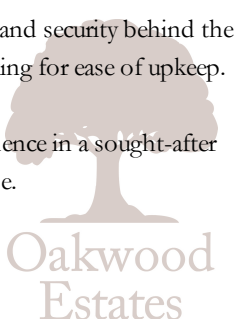
Internally the home offers generous and well-designed living spaces. A bright and welcoming sitting room provides a cosy yet spacious area for relaxing or entertaining, while the open-plan kitchen and dining room is the social heart of the home, perfect for family meals or hosting guests.

Additional ground-floor features include a utility room for added practicality, a downstairs WC, and internal access to the attached garage, which provides excellent storage or potential for conversion (subject to planning).











Upstairs, you'll find three well-proportioned bedrooms, including a principal bedroom with its own en-suite bathroom, complemented by a modern family bathroom serving the remaining rooms.

Externally, the property benefits from a private driveway with parking for at least three vehicles, offering both convenience and security behind the gated front. The low-maintenance front and rear gardens make the outdoor space ideal for busy households or those looking for ease of upkeep.

Offered to the market with no onward chain, this fantastic home represents a rare opportunity to acquire a detached residence in a sought-after village location, perfect for families, professionals, or those looking to downsize without compromise.



Property Information

-  FREEHOLD PROPERTY
-  NO CHAIN
-  THREE BEDROOMS & TWO BATHROOMS
-  STONES THROW FROM LOCAL SHOPS & SCHOOLS
-  CLOSE TO LOCAL MOTORWAYS (M40/M4/M25)
-  COUNCIL TAX BAND F (£3,468 P/YR)
-  GATED DRIVEWAY
-  OPEN - PLAN KITCHEN/DINING ROOM
-  JUST OVER A MILE TO IVER STATION (ELIZABETH LINE)
-  GOOD SCHOOL CATCHMENT AREA


x3
Bedrooms


x2
Reception Rooms


x3
Bathrooms


x3
Parking Spaces


Y
Garden


Y
Garage

Tenure

Freehold

Council Tax Band

Band F (£3,468 p/yr)

Plot/Land Area

0.06 Acres (253.00 Sq.M.)

Mobile Coverage

5G voice and data

Internet

Fiber Optic

Transport

Iver Rail Station, part of the Crossrail network, is conveniently located just 1.2 miles away. Uxbridge Underground Station and Denham Rail Station, which serve 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 easy walking distance, offering great convenience for families with young children. Iver Heath Junior School is also nearby, providing an additional local option. The property is situated within the catchment area for several well-regarded schools, including Burnham Grammar School, The Chalfonts Community College, and Beaconsfield High School. In addition, the surrounding area boasts a wide selection of other educational institutions, ensuring families have plenty of choice when it comes to schooling.

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

Floor Plan

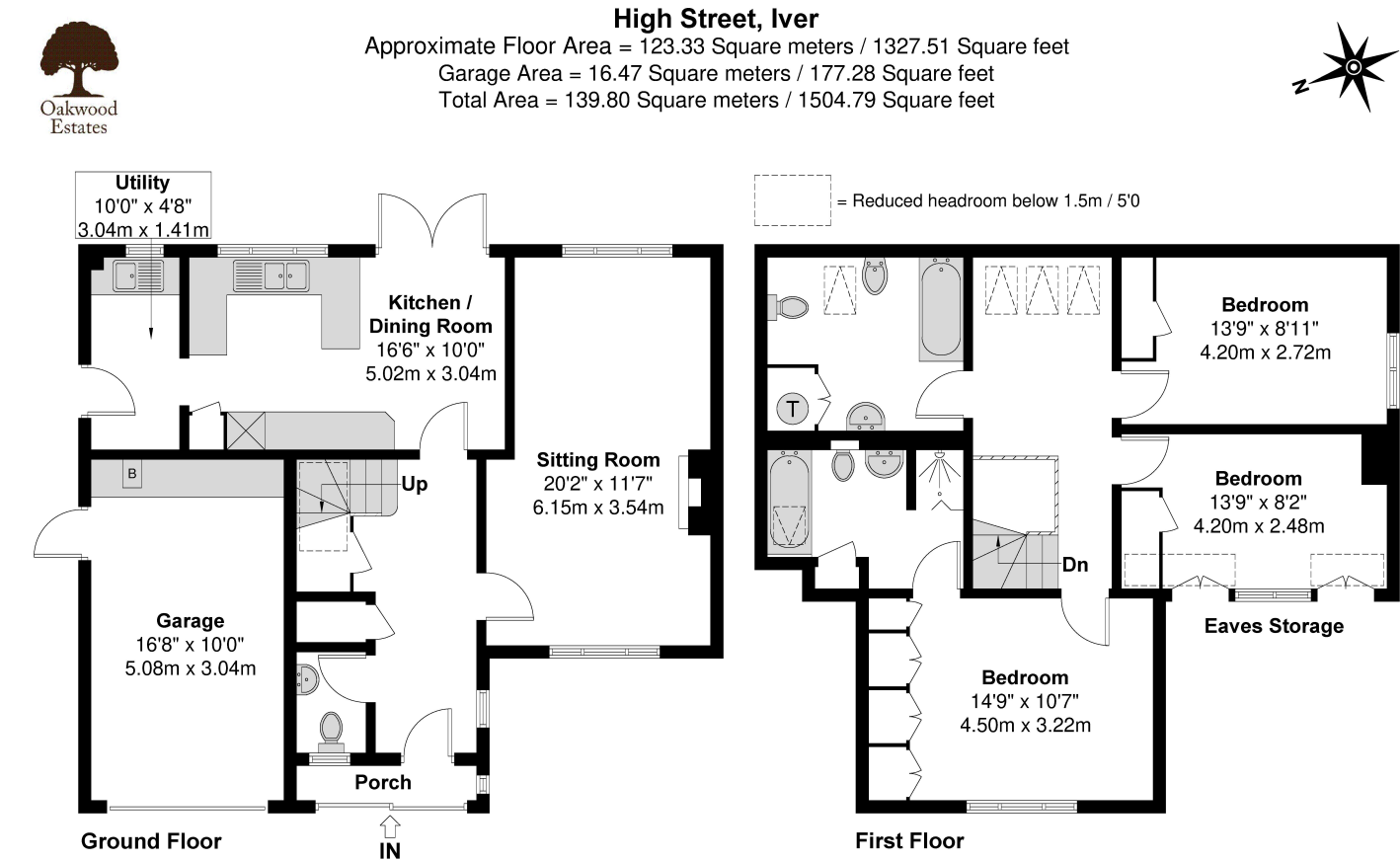


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

