



Oakwood Estates are delighted to present this beautifully renovated three-bedroom end-of-terrace cottage, ideally situated in a quiet cul-de-sac just off Bangor's Road South and only a short walk from the heart of Iver Village.

The property has undergone extensive refurbishment, including new flooring throughout, a modern fitted kitchen, a high-spec bathroom, new lighting, a freshly laid lawn and patio, and new carpeting to the upper floor. Properties finished to this standard are rarely available and are expected to attract strong interest.

To the front, the cottage benefits from a tiled garden area with side access leading to the rear garden. Upon entering, you are welcomed into a stylish living room where the original fireplace has been tastefully replaced with a contemporary log stack feature. To the rear of the property is a bright open-plan kitchen and dining area, with double doors opening onto the patio and garden. The rear garden has been newly landscaped with a fresh lawn and is presented in excellent condition.

Upstairs, the main bedroom is a spacious front-facing room with built-in storage, ideal for use as a wardrobe. The second bedroom is rear-facing and enjoys afternoon sunlight; while it can accommodate a double bed, it is best suited as a generous single room. The brand-new bathroom, located at the end of the hallway, features a bath with a shower over and has been finished to a high specification.

The loft room provides the third bedroom or an ideal home office, comfortably accommodating a single bed or desk with room to spare. A skylight fills the space with natural light, particularly in the afternoons.

The property is offered to the market with no onward chain.

# Property Information

- FREEHOLD PROPERTY
- NO ONWARD CHAIN
- THREE BEDROOM
- ENCLOSED GARDEN
- FLAT WALK TO IVER STATION (ELIZABETH LINE)

- COUNCIL TAX BAND D (£2,401 P/YR)
- FULLY UPDATED
- TWO RECEPTIONS
- FLAT WALK TO LOCAL SCHOOLS AND SHOPS
- SHORT DRIVE TO M25, M40 AND M4

x3	x2	x2	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Tenure

Freehold

## Council Tax Band

D (£2,401 p/yr)

## Mobile Coverage

5G voice and data

## Internet Speed

Ultrafast

## Area

Iver Village is a quaint and charming village located in Buckinghamshire, England. It is situated just off the M4 and M25 motorways, providing excellent transport links to London and other parts of the country. The village itself has a rich history and boasts several local amenities, including shops, restaurants, and pubs. There are also several schools in the area, making it an ideal location for families. Additionally, the village is within close proximity to the picturesque Colne Valley Regional Park and Black Park Country Park, offering stunning natural landscapes and recreational opportunities.

## Transport

Iver Rail Station is located within easy reach, with Langley (Berks) Rail Station also nearby. Uxbridge Underground Station is just a short drive away, offering excellent transport connections. Heathrow Terminal is conveniently accessible, making travel further afield hassle-free. Denham Rail Station is also within a comfortable distance, rounding out a variety of transport options in the area.

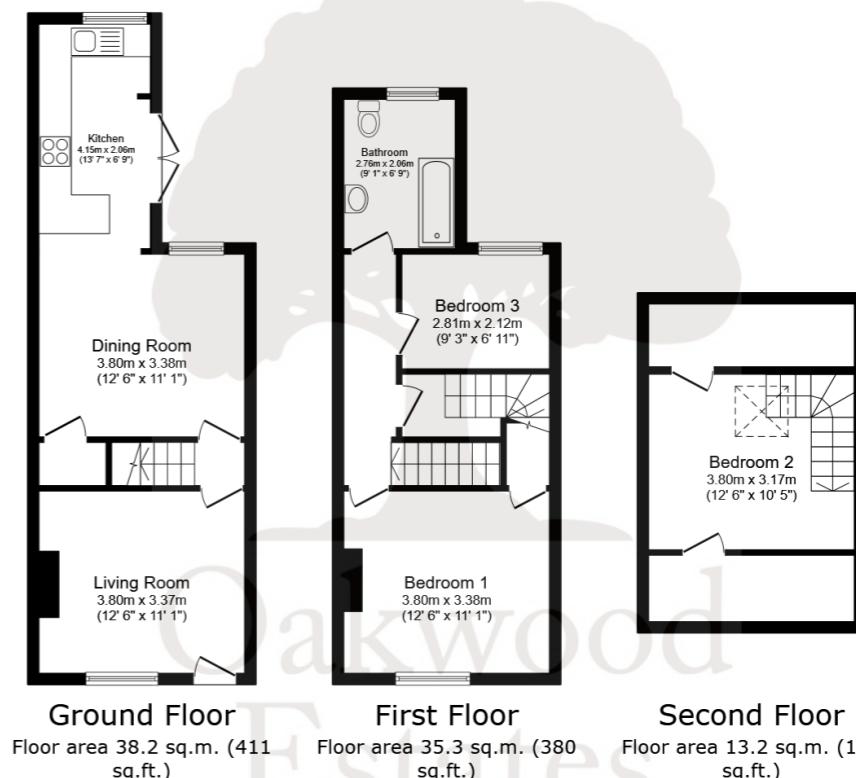
## Education

The educational landscape in the vicinity includes institutions like Iver Infant School and Nursery, which naturally feed into Iver Junior School. Further along the academic journey, students have access to The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, and a host of other schools providing diverse educational pathways for learners.

## Council Tax

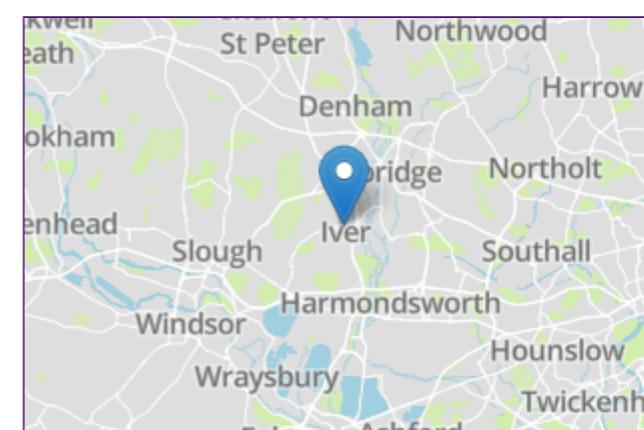
Band D

# Floor Plan



Total floor area: 86.8 sq.m. (934 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](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	86
(81-91)	B	66
(69-80)	C	
(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		