

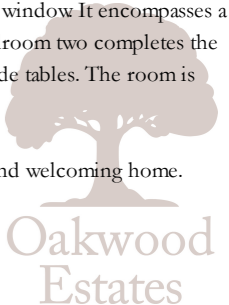


Oakwood Estates is thrilled to introduce this completely renovated and expanded property to the market, available with no onward chain. This makes it an excellent opportunity for those seeking a swift purchase. The residence has been meticulously finished to meet modern style standards, ensuring a high level of fashion and appeal. Conveniently located, the property is less than a mile away from both Iver Village Infant School and The Iver Village Junior School, as well as local amenities. Additionally, it is just 0.89 miles from Iver Station, which offers access to the Crossrail/Elizabeth Line, further enhancing its accessibility and convenience.

As we enter the property, we are welcomed by an entrance hall illuminated by spotlights. The first floor is accessible through a staircase, accompanied by an under-stairs cupboard. The ground floor boasts wooden flooring throughout, with doors leading to the downstairs shower room, sitting room, and a seamless flow. The fully tiled downstairs shower room showcases a frosted window offering a side aspect view. It is equipped with a low-level WC, a hand wash basin featuring a mixer tap and vanity unit, and a convenient shower cubicle. The spacious sitting room captures ample natural light through its large front aspect window. The room is adorned with spotlighting and provides generous space for various sitting room furniture arrangements. Glass French doors gracefully lead to the expansive kitchen/dining/family room. The kitchen/dining/family room is a remarkable space, enhanced by a skylight and additional spotlighting. The room features bi-folding doors, creating a seamless connection to the outdoors. Ample space is available for a large L-shaped sofa, while a combination of wall-mounted and base kitchen units offers practical storage. The integrated oven and grill, hob with extractor fan above, integrated fridge/freezer, integrated coffee machine, and double sink with a mixer tap ensure a convenient and functional culinary experience. Abundant worktop space allows for ease of meal preparation.

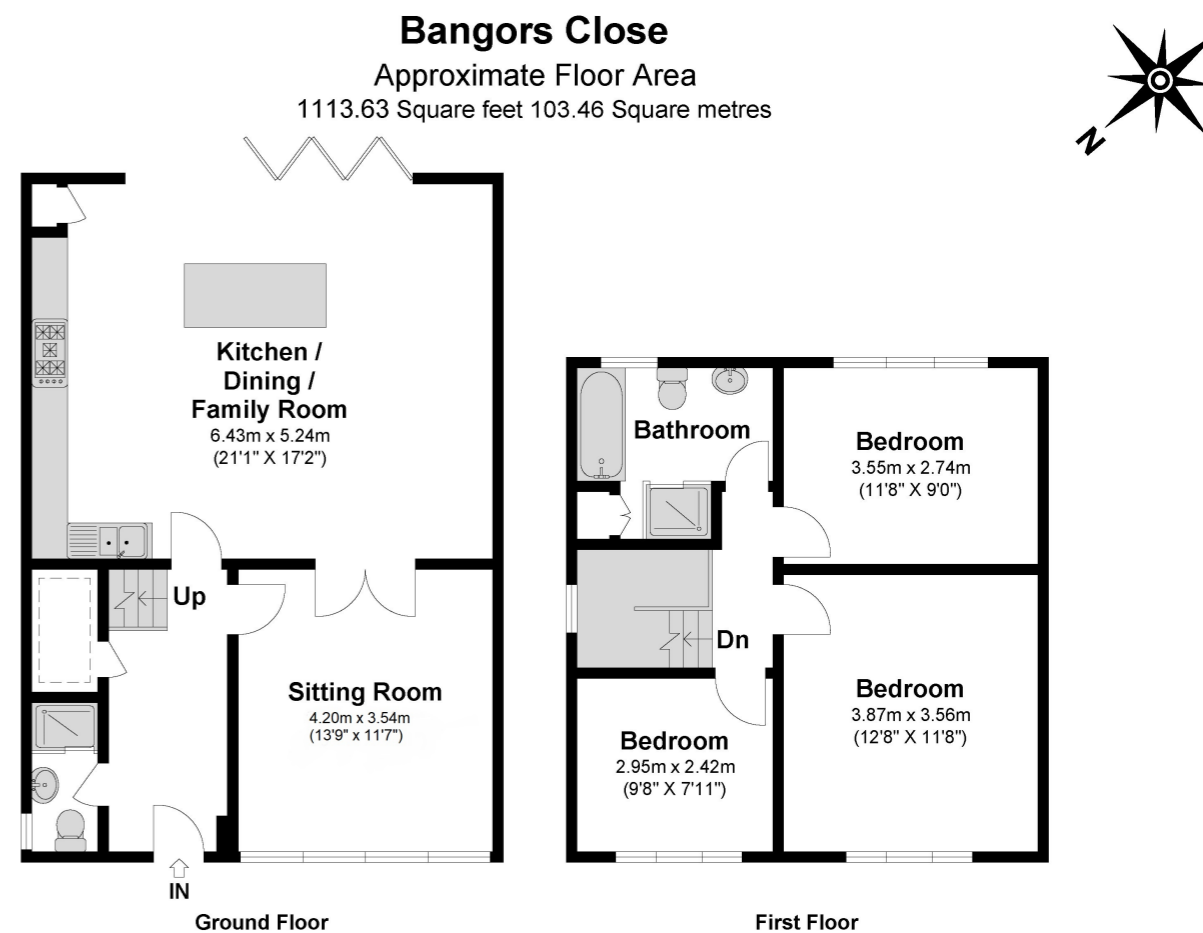
Moving to the first floor, we discover three bedrooms and a family bathroom. Bedroom three is illuminated by pendant lighting and boasts a window overlooking the front aspect. It offers ample space for a double bed and bedside tables, complemented by carpeted flooring. Adjacent to it is bedroom one, which also enjoys a front aspect view through its window. Pendant lighting graces the room, while the generous space accommodates a king-size bed and bedside tables. The room is finished with comfortable carpet flooring. The family bathroom presents itself as a haven of luxury, adorned with full tiling and a frosted window. It encompasses a hand wash basin featuring a mixer tap and vanity unit, a low-level WC, a bath, a shower cubicle, and a built-in airing cupboard. Finally, bedroom two completes the first-floor arrangement. It offers pendant lighting, a window overlooking the rear garden, and ample space for a double bed and bedside tables. The room is carpeted, providing a cosy and inviting atmosphere.

Overall, this property impresses with its well-designed layout, stylish features, and thoughtful use of space, providing a comfortable and welcoming home.



-  FREEHOLD
-  NO CHAIN INVITING A QUICK SALE
-  FAMILY BATHROOM AND DOWNSTAIRS SHOWER ROOM
-  OPEN PLAN KITCHEN/LIVING/DINING ROOM
-  CLOSE TO LOCAL AMENITIES AND SCHOOLS
-  COUNCIL TAX BAND D (£2,068 P/YR)
-  THREE BEDROOMS
-  EXTENDED
-  CUL-DE-SAC LOCATION
-  0.89 MILES TO IVER STATION (CROSSRAIL)

					
x3	x1	x2	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



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.

Front Of House

At the front of the property, there is a pathway that guides you to both the front door and the side access. On either side of the pathway, there are well-maintained lawned areas, accompanied by mature conifers situated on the left-hand side.

Rear Garden

The rear garden of the property is positioned facing South East, allowing for abundant sunlight throughout the day. It offers a delightful space with a patio area, perfect for hosting barbecues and accommodating garden furniture. A pathway leads to a greenhouse, while a lush lawn complements the outdoor space. The garden is fully enclosed, providing a safe and secure environment, making it particularly well-suited for families with children and pets.

Tenure

Freehold

Council Tax Band

D (£2,068 p/yr)

Plot/Land Area

0.07 Acres (270.00 Sq.M.)

Schools

- Iver Infant School and Nursery
- Iver Junior School
- The Chalfonts Community College
- Burnham Grammar School
- Beaconsfield High School
- John Hampden Grammar School
- Plus many more.

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.

