

Oakwood Estates are delighted to present this well-maintained and updated mid-terrace family home, offering generous and versatile accommodation arranged over two floors.

The ground floor comprises a welcoming entrance hall leading to two well-proportioned reception rooms, providing flexible living and dining space ideal for modern family life. The modern fitted kitchen offers ample storage and worktop space and enjoys views over the rear garden. A convenient downstairs WC completes the ground floor.

On the first floor are three bedrooms, including two spacious doubles and a well-sized single bedroom, all served by a contemporary family bathroom.

Externally, the property benefits from a good-sized rear garden, ideal for entertaining and family use, along with a garage, and a driveway for two cars, providing secure parking or additional storage.

The property is ideally positioned within a short, level walk of local shops and well-regarded schools. Iver Station (Elizabeth Line) is approximately a 30-minute walk away, offering excellent transport links into London and beyond.

This home would make an excellent purchase for families and commuters alike.

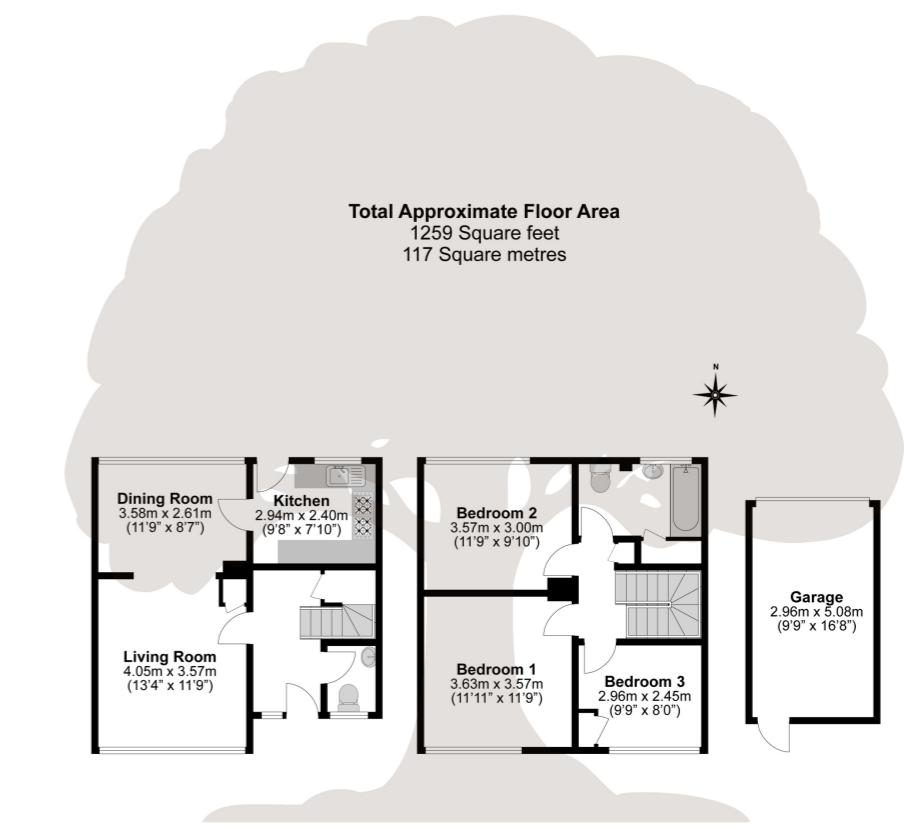
## Property Information

-  TENURE - FREEHOLD
-  THREE BEDROOMS
-  GARAGE
-  CLOSE TO LOCAL SCHOOLS & SHOPS
-  CLOSE TO IVER STATION AND LOCAL MOTORWAYS

-  COUNCIL TAX BAND D (£2,401 P/YR)
-  TWO RECEPTIONS
-  DOWNSTAIRS WC
-  GREAT SCHOOL CATCHMENT AREA
-  DRIVEWAY PARKING

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

## Floor Plan



**Oakwood Estates**  
Illustrations are for identification purposes only, measurements are approximate, not to scale.

### Tenure

Freehold Property

### Council Tax Band

D (£2,401 p/yr)

### Plot/Land Area

0.04 Acres (159.00 Sq.M.)

### Mobile Coverage

5G Voice and Data

### Internet

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.

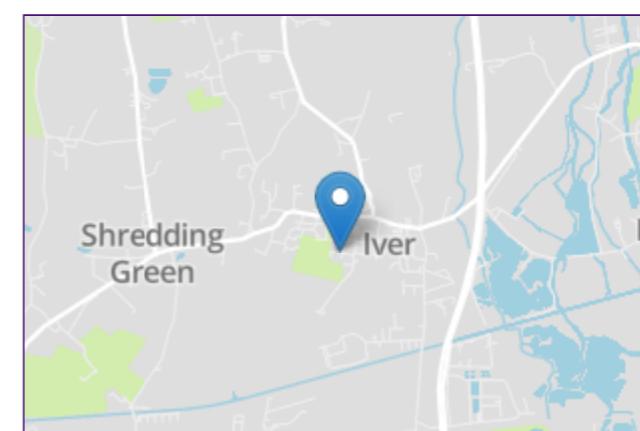
### Schools

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

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 Govview.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	85	
(69-80)	C	72	
(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			