





Oakwood Estates proudly presents this charming three-bedroom end-of-terrace property on the market. This well-maintained residence boasts two reception rooms, a fully-equipped kitchen, three bedrooms, a family bathroom, a sunroom, a summer house, garage, and rear driveway parking. The property features double glazing throughout, efficient gas central heating, and exclusive private gardens at the front and rear. Situated within a brief stroll to the Co-op, Costa, The Swan Public House, and all High Street amenities, it offers convenience. The location is in proximity to the Iver Medical Centre and a short walk to both the village's Infant and Junior Schools. Easy access to the M25, M4, and M40 motorways makes commuting a breeze. Additionally, Iver Rail Station (Crossrail/Elizabeth Line) is just over a mile away

We access the property through the entrance porchway featuring windows overlooking the front and side aspects, as well as power and lights. An inner front door leads to the hallway adorned with pendant lighting. The hallway includes doors to the WC and dining room, a cupboard, and stairs ascending to the first floor. The WC boasts space for a washing machine, a toilet, and a window overlooking the porch. The dining room is equipped with fan pendant lighting, a front-facing window, an opening, and a door leading to the kitchen. It also provides ample space for a dining table and chairs. The kitchen, with a window and door overlooking the sunroom, presents a blend of grey wall-mounted and shaker kitchen units. It offers abundant countertop space, a Butler-style sink with a mixer tap, an induction hob with an extractor fan above, an electric oven below, space for a dishwasher, space for a fridge/freezer, and elegant wood flooring. The living room, of generous proportions, features fan lighting, windows, and French doors leading to the garden, as well as space for a two-piece suite and wooden flooring.

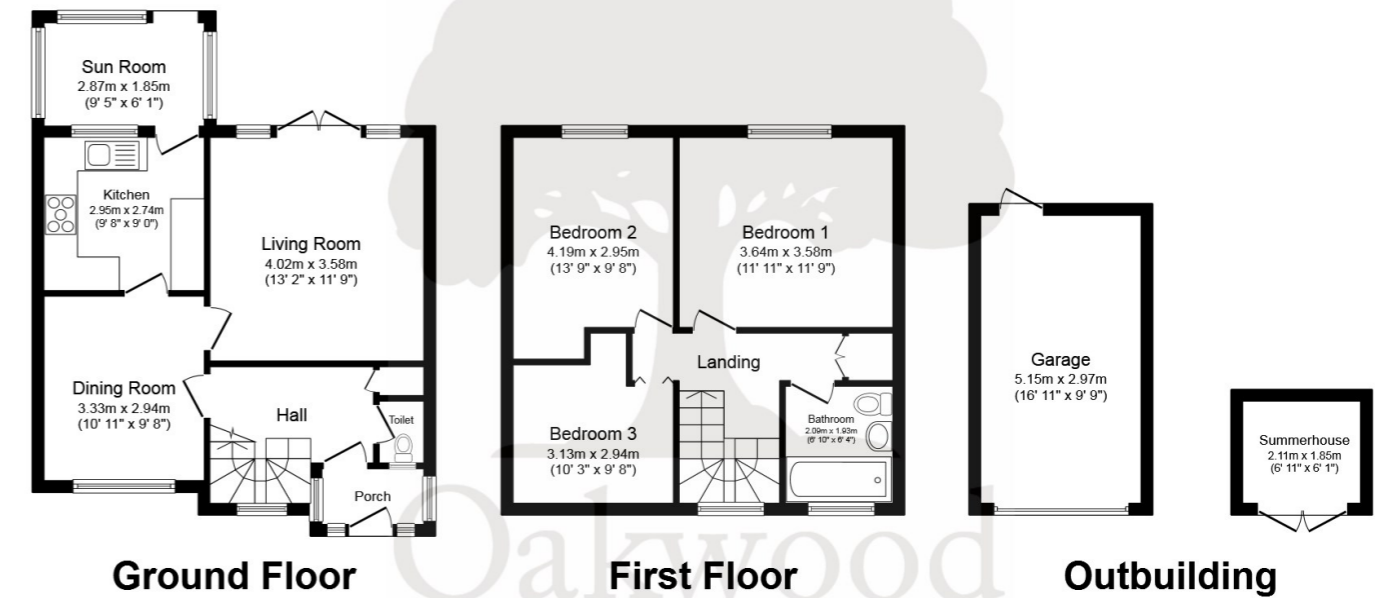
Moving to the first floor, we find three bedrooms and the family bathroom. Bedroom one boasts fan lighting, a rear garden-view window, space for a king-size bed and bedside tables, room for a wardrobe, and carpeted flooring. Bedroom two features pendant lighting, a rear garden-view window, space for a king-size bed and bedside tables, room for a wardrobe, and carpeted flooring. Bedroom three includes fan lighting, a front aspect window, space for a double bed and bedside tables, room for a wardrobe, and carpeted flooring. The family bathroom, partially tiled, includes a frosted window overlooking the front aspect, a low-level WC, a hand wash basin with a mixer tap, a bath with a shower attachment and electric shower above, and a wall-mounted vanity unit.



Property Information

-  **FREEHOLD**
-  **THREE BEDROOMS**
-  **SOUTH FACING REAR GARDEN**
-  **SUMMER HOUSE**
-  **CLOSE TO AMENITIES/SCHOOLS**
-  **COUNCIL TAX BAND D (£2,176 P/YR)**
-  **TWO RECEPTIONS**
-  **GARAGE & DRIVEWAY**
-  **SUN ROOM**
-  **CLOSE TO LOCAL MOTORWAYS (M40/M25/M4)**

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



Total floor area 113.0 sq.m. (1,216 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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

The front of the property is embraced by a charming brown picket fence, creating a visually appealing boundary. A well-defined pathway gracefully meanders from the gate to the front door, providing a welcoming approach. The front garden is predominantly laid to a lush green lawn, contributing to a neat and inviting exterior. Delightful flower beds, thoughtfully adorned with mature plantings, add a touch of natural elegance to the surroundings, enhancing the overall aesthetics of the property. This carefully landscaped frontage not only adds curb appeal but also creates a warm and inviting atmosphere for those approaching the residence.

Rear Garden

The rear garden offers a delightful outdoor haven with a well-appointed patio and a pathway that gracefully guides you towards the charming summer house, convenient garage, and a rear gate that opens to the driveway. As you explore the garden, you'll notice a thoughtfully laid section of Astroturf, providing a low-maintenance and appealing green space. A protective fence stands on the left side, offering privacy and defining the boundaries, while a robust brick wall enhances security on the right. This carefully designed outdoor retreat ensures a fully secured environment, making it an ideal haven for both children and pets to play freely. The combination of functional elements, aesthetic landscaping, and security features creates a harmonious and inviting garden space, perfect for relaxation and recreation. Whether enjoying a sunny day on the patio, exploring the Astroturf area, or accessing the additional features, the rear garden provides a well-rounded and secure retreat for residents and their families to appreciate.

Tenure

Freehold

Council Tax Band

Band D (£2,176 p/yr)

Plot/Land Area

0.04 Acres (150.00 Sq.M.)

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Transport

Iver Rail Station - 0.87 miles
 Langley (Berks) Rail Station - 1.57 miles
 Uxbridge Underground Station - 2.29 miles
 Heathrow Terminal - 3.53 miles
 Denham Rail Station - 4.05 miles

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.

Local 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.

