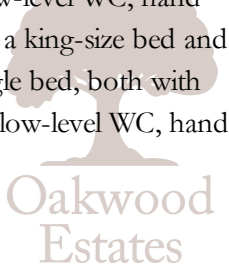




Oakwood Estates is pleased to showcase this mid-terraced property offering three bedrooms and two bathrooms. Boasting a spacious open-plan living-dining area, a convenient downstairs WC, a well-proportioned kitchen, a family bathroom, and an ensuite shower room attached to bedroom one. Outside, a low-maintenance garden with a canal spur and picturesque views of the adjacent farmer's field complete the charm of this home.



Upon entering the property, we are greeted by an entrance hallway featuring stairs leading to the first floor and access to various rooms. The kitchen boasts spotlighting, a front-facing window offering views of the adjacent farmer's field, cream shaker kitchen units with tiled splashbacks, ample worktop space, a stainless steel sink with mixer tap, electric oven, gas hob with extractor fan, space for utility appliances and a fridge/freezer, all complemented by wooden flooring. The downstairs WC includes a low-level WC, hand wash basin, and wooden flooring. The generously sized open-plan living/dining room features spotlighting, French doors opening to the garden, a feature fireplace, space for an L-shaped sofa, and a dining area, all enhanced by wooden flooring.

Moving to the first floor, the landing provides access to three bedrooms and the family bathroom. The Master Bedroom offers spot lighting, a front-facing window with views of the farmer's field, ample space for a king-size bed, built-in Sharp's™ wardrobes, carpeted flooring, and an ensuite shower room comprising a walk-in shower, low-level WC, hand wash basin, and frosted window. Bedroom two features pendant lighting, a rear-facing window, space for a king-size bed and storage, and carpeted flooring, while bedroom three includes a rear-facing window and space for a single bed, both with carpeted flooring. Completing the first floor, the family bathroom offers a bath with shower attachment, low-level WC, hand wash basin with vanity unit, heated towel rail, and wooden flooring.

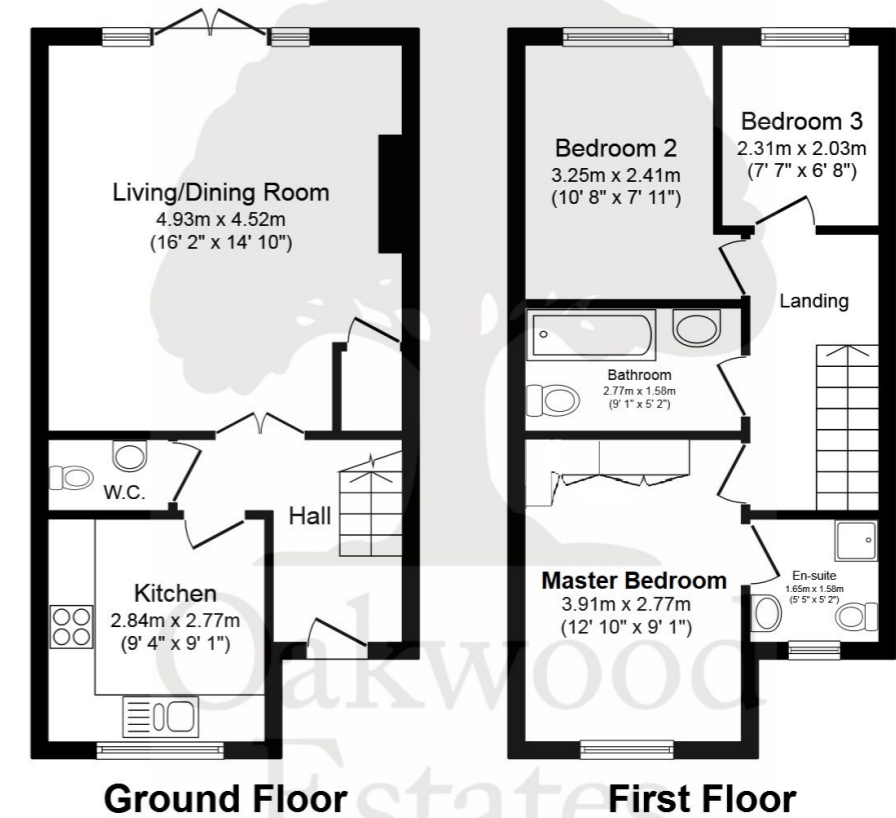




## Property Information

-  FREEHOLD PROPERTY
-  CHAIN FREE
-  TWO BATHROOMS
-  GATED PARKING
-  GOOD SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND E (£2,477 P/YR)
-  THREE BEDROOMS
-  OPENPLAN LIVING/DINING ROOM
-  ENCLOSED GARDEN
-  VIEWS OVER FARMLAND

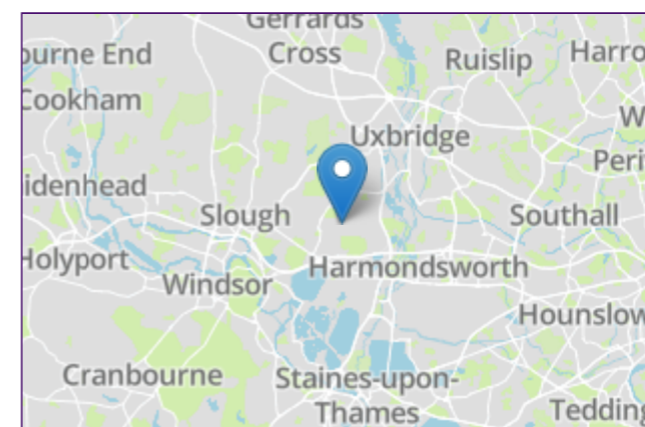
					
x3	x1	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Total floor area 75.9 sq.m. (817 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Front Of House

At the front of the property lies a charming garden enclosed by a picket fence, featuring a pathway that leads to the front door. This area offers picturesque views of the adjacent farmer's field.

### Rear Garden

The back garden is completely enclosed, making it perfect for families with children and pets. It comprises a patio area adjoining the property, an artificial turf lawn flanked by flower beds, a seating spot at the rear offering views of the nearby canal spur, a garden shed, and a gate providing access to the parking area.

### Gated Parking Area

On the right side of the property, there's a gravel driveway that leads to electric iron gates, granting access to the gated parking area. This property offers two designated parking spaces.

### Tenure

Freehold

### Council Tax Band

Band E (£2,477 p/yr)

### Plot/Land Area

0.03 Acres (123.00 Sq.M.)

### Internet Speed

Ultra fast

### Mobile Coverage

5G voice and data

### Schools

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

### Area

Iver 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.