

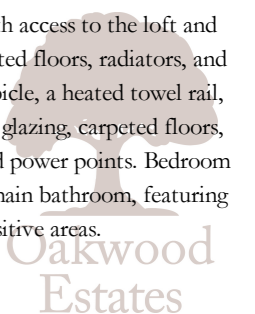












Oakwood Estates proudly presents an exquisite Neo-Georgian style four-bedroom extended detached home nestled within the idyllic village of Iver. This delightful property is ideally located on a tranquil cul-de-sac, offering residents a peaceful and serene environment. Boasting ample off-street parking, it provides convenience and ease for homeowners and guests alike. Step inside to discover two spacious reception/family rooms, providing versatile living spaces for relaxation and entertainment. The well-appointed kitchen offers a perfect setting for culinary enthusiasts, while a separate study room provides an ideal space for work or leisure. With 2.5 bathrooms, including an en-suite, this home offers comfort and convenience for the entire family. Additionally, a garage provides secure parking and extra storage space. As you venture outside, you'll be greeted by a generous rear garden, perfect for outdoor gatherings, children's play, or simply unwinding amidst nature's tranquillity. Combining charm, comfort, and convenience, this property presents an unparalleled opportunity to experience the quintessential village lifestyle in the heart of Iver.



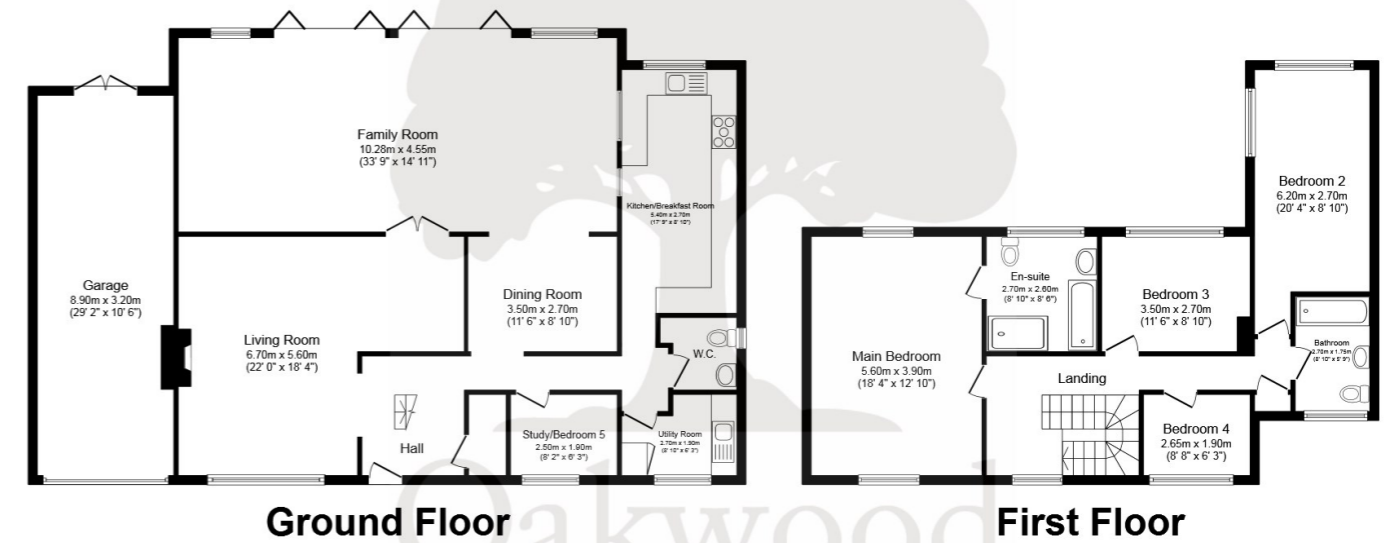
The entrance hallway boasts tiled flooring and a staircase leading to the first floor, seamlessly flowing into the open-plan living room. In the living room, you'll find front aspect double glazing providing ample natural light, complemented by carpeted floors, power points, radiators, and a captivating feature electric fireplace. The family room features tiled flooring, power points, rear aspect bi-fold doors opening to the garden, and elegant spotlights along with a feature light in the coving. Adjacent, the dining room also features tiled flooring and power points. The kitchen, equipped with rear aspect double glazing, presents eye and base level kitchen units, a free-standing gas hob oven, an extractor hood, a sink, space for an American fridge/freezer, an integrated microwave, and a radiator. The W/C offers side aspect frosted double glazing, tiled flooring, and essential amenities. Additionally, the utility room provides convenience with front aspect double glazing, tiled flooring, eye and base level units, and space for a washer and dryer. A study with front aspect double glazing, tiled flooring, and power points offers a perfect workspace.

Ascending the carpeted stairs, you'll find a landing illuminated by front aspect double glazing and a striking feature light piece, with access to the loft and power points available. The main bedroom features front and rear aspect double glazing, fitted wardrobes and dressing table, carpeted floors, radiators, and power points. The ensuite showcases rear aspect frosted glazing, a sink, W/C, a bath with mixer shower taps, a walk-in shower cubicle, a heated towel rail, and tasteful tiles adorning the walls and floors. Bedroom Three, currently utilized as a walk-in wardrobe, boasts rear aspect double glazing, carpeted floors, radiators, power points, and built-in wardrobes. Bedroom Four offers front aspect double glazing, carpeted floors, a fitted unit, and power points. Bedroom Two, with rear and side aspect double glazing, presents carpeted floors, radiators, power points, and fitted wardrobes. Finally, the main bathroom, featuring front aspect double glazing, offers a W/C, a sink with storage, mixer shower taps, and tiled flooring extending to sensitive areas.



-  FREEHOLD PROPERTY
-  FOUR BEDROOM DETACHED FAMILY HOME
-  CARRIAGE STYLE APPROACH
-  THREE RECEPTION ROOMS
-  STUDY/OFFICE
-  COUNCIL TAX BAND G (£3,628 P/YR)
-  SOUGHT AFTER CUL-DE-SAC LOCATION
-  18FT KITCHEN/BREAKFAST ROOM
-  EN-SUITE OFF MASTER
-  TANDEM GARAGE

					
x4	x2	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Total floor area 240.9 sq.m. (2,593 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 house features a charming carriage-style approach, complete with a central green area, and offers off-street parking for two cars as well as a spacious double tandem garage.

**Rear Garden**

The rear garden is stunningly picturesque and meticulously maintained. It predominantly consists of a lush green lawn, adorned with a variety of mature trees, and includes a lovely patio terrace for outdoor enjoyment.

**Tenure**

Freehold Property

**Council Tax**

Band G (£3,628 p/yr)

**Internet Speed**

Ultrafast

**Mobile Coverage**

5G voice and data

**Transport Links**

Nearest Stations

Langley (1.8 mi)

Iver (2.0 mi)

Uxbridge (2.4 mi)

This property is a short drive from the M40 (J1) & M25 (J16) motorway network.

**Schools**

Primary Schools

Iver Heath Infant School and Nursery - 0.5 miles away

Iver Heath Junior School - 0.5 miles away

The Iver Village Junior School - 1.1 miles away

Iver Village Infant School - 1.3 miles away

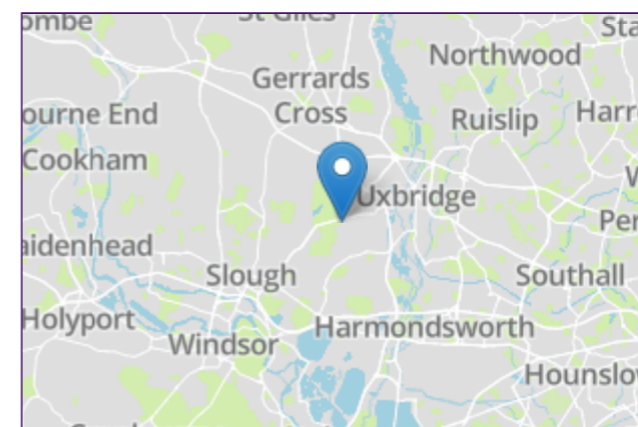
Secondary Schools

The Langley Academy - 2.3 miles away

Langley Grammar School - 2.6 miles away

St Bernard's Catholic Grammar School - 2.6 miles away

Bishopshalt School - 3.1 miles away



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	