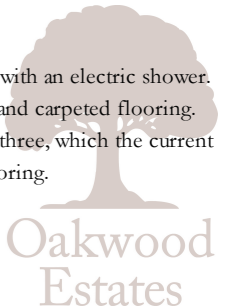


Oakwood Estates is thrilled to introduce this meticulously renovated three-bedroom, two-reception home to the market. This charming property seamlessly blends modern convenience with comfortable living, making it an ideal choice for families and professionals alike. One of the standout features of this home is the ample driveway parking, comfortably accommodating up to three cars. This is complemented by a beautifully maintained, west-facing garden that enjoys plenty of afternoon and evening sunshine, perfect for outdoor relaxation and entertaining. The garden also includes a brick storage building, ideal for secure storage or potential conversion into a home office or workshop, and a spacious garden shed providing additional storage space. Inside, the property has been thoughtfully updated to offer a blend of contemporary and cosy living spaces. The two reception rooms provide flexible options for dining, relaxation, or entertaining guests. The modern kitchen and bathrooms have been refurbished, ensuring a move-in-ready experience. The location is another significant advantage. Situated a short, level walk from the local Village High Street, residents can enjoy easy access to various amenities. These include highly regarded schools, healthcare facilities such as doctors' offices, a Co-Op for daily shopping needs, a variety of takeaways for convenient dining options, and The Swan Pub, a popular spot for socializing. For those commuting or travelling further afield, Iver Station is just 1.4 miles away, offering a convenient and flat walking route. This proximity to the station enhances the property's appeal for commuters, providing easy access to broader transport networks. In summary, this fully renovated property offers a perfect blend of modern amenities, ample space, and a prime location, making it a truly desirable home in the heart of the community.

You enter the property into the entrance hall, which has stairs rising to the first floor. The hall includes two understairs cupboards, a cupboard on the right-hand side, and doors leading to the WC and dining room, all with carpeted flooring. The WC features a window overlooking the front aspect, a low-level WC, and a hand wash basin. The dining room has a fanlight, a window overlooking the front aspect, space for a dining table and chairs, an opening to the living room, a doorway to the kitchen, and carpeted flooring. The kitchen features a window and a door leading out to the rear garden, a mix of wall-mounted and base kitchen units, metro-style tile splashback, an integrated oven and hob with an extractor fan above, a sink and drainer with a mixer tap, space for a washing machine, and space for a fridge/freezer. The spacious living room includes fan lighting, full-length windows, French doors leading out to the garden, an electric fireplace, space for a couple of sofas, and carpeted flooring.

Moving to the first floor, the family bathroom is fully tiled and features frosted windows, a low-level WC, a hand wash basin, and a bath with an electric shower. Bedroom one has a window overlooking the rear garden, a fanlight, space for a king-sized bed and bedside tables, built-in wardrobes, and carpeted flooring. Bedroom two also overlooks the rear garden and has space for a double bed, a free-standing wardrobe, and wooden flooring. Bedroom three, which the current owners are using as an office, features a window overlooking the front aspect, space for a single bed, and wooden flooring.



## Property Information

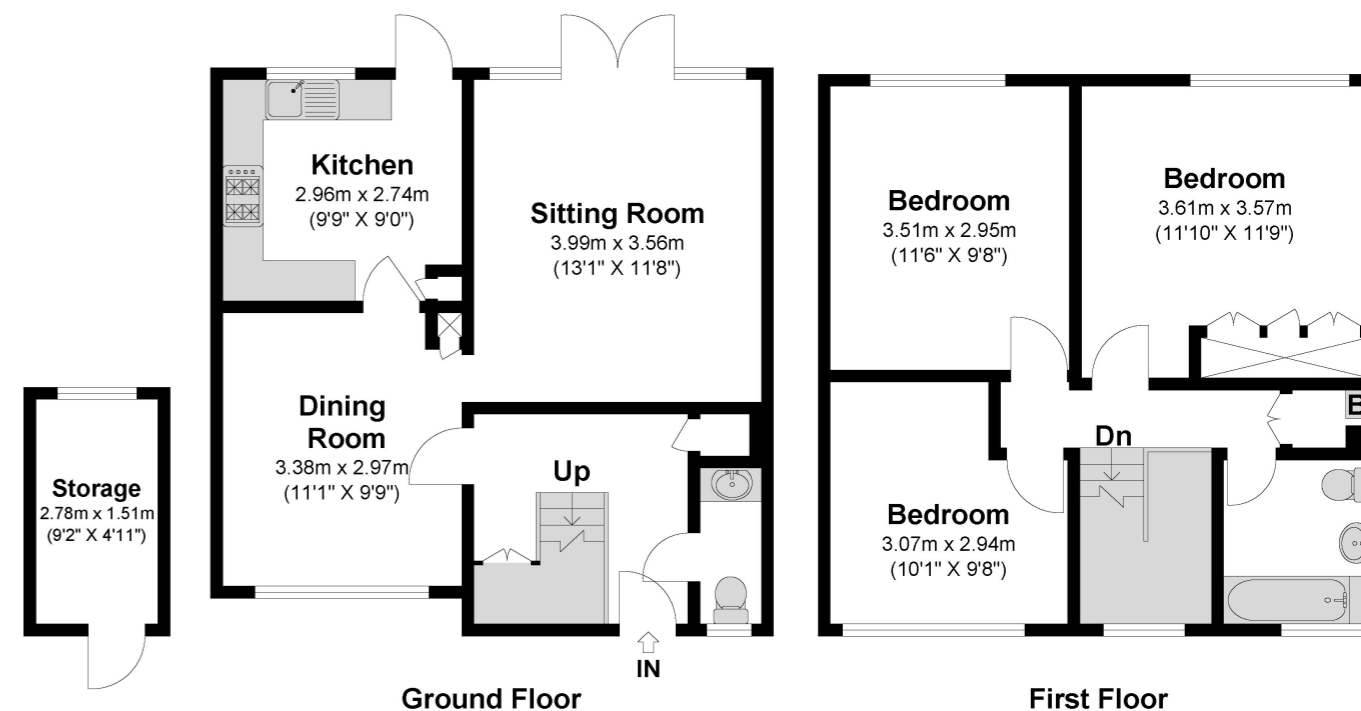
-  FREEHOLD
-  THREE BEDROOMS
-  READY TO MOVE IN
-  REAR GARDEN ACCESS
-  1.4 MILES FROM IVER STATION
-  DRIVEWAY PARKING
-  TWO RECEPTIONS
-  FLAT WALK TO LOCAL SHOPS
-  OUTBUILDING
-  GREAT SCHOOL CATCHMENT AREA

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

## Floor Plan



**Grange Way**  
 Approximate Floor Area  
 946.04 Square feet 87.89 Square metres (Excluding Storage)  
 Storage Area 45.20 Square feet 4.20 Square metres  
 Total Area 991.24 Square feet 92.09 Square metres (Including Storage)



**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 generously sized gravel driveway accommodating at least three cars, along with a security light, CCTV cameras, and a Ring doorbell.

### Outbuilding

The outbuilding measures 9'2" x 4'11" and can be used as a home office, storage room, or small gym.

### Rear Garden

The rear garden boasts a spacious patio area next to the property, complete with an awning, and a lawned area. It also includes a garden shed, fencing on both sides, a gate providing rear access, and access to the outbuilding. CCTV and security light. Facing west, the garden enjoys afternoon sun and is fully enclosed, making it ideal for children and pets.

### 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

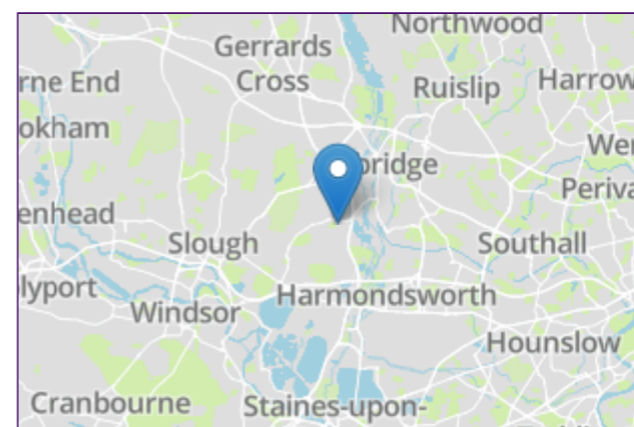
Ultrafast

### 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.



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>	70	
(55-68)	<b>D</b>		
(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			