

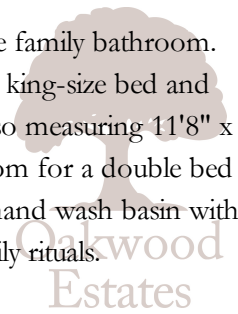


Oakwood Estates are pleased to introduce this charming two-bedroom mid-terrace property, ideally positioned in a sought-after locale. The accommodation features a cosy lounge, a well-appointed fitted kitchen, and a family bathroom. Additional advantages include a garage, front and rear gardens, offering outdoor spaces to enjoy, and the added convenience of NO CHAIN.











Upon entering the property, you're greeted by an inviting entrance hallway, where a staircase leads gracefully to the first floor. Pendant lighting adds a touch of elegance, while an archway beckons towards the kitchen, and a door opens into the spacious Living/Dining Room. The kitchen boasts a window overlooking the front aspect, adorned with a mix of shaker-style kitchen units. A stainless steel sink and drainer with a mixer tap provide both functionality and style, accompanied by an integrated oven and hob with an extractor fan above. Ample space is allocated for a dishwasher and a fridge/freezer, ensuring convenience in culinary endeavours. The Living/Dining Room, measuring 11'8" x 16'4", exudes comfort and versatility. Spotlighting illuminates the space, while French doors invite you to step out into the garden, seamlessly merging indoor and outdoor living. With abundant space for both living and dining room furniture, this area offers ample opportunities for relaxation and entertainment.



Ascending to the first floor, a landing awaits, adorned with doors leading to the two bedrooms and the family bathroom. Bedroom one, measuring 11'8" x 9'5", overlooks the serene rear garden. It offers generous space for a king-size bed and bedside tables, complemented by a built-in wardrobe for convenient storage solutions. Bedroom two, also measuring 11'8" x 9'5", boasts a window overlooking the front aspect, along with built-in wardrobes. It provides ample room for a double bed and bedside tables, ensuring comfort and functionality. The family bathroom features a low-level WC, a hand wash basin with a mixer tap, and a bath equipped with a shower attachment, offering a relaxing retreat for daily rituals.



Property Information

-  FREEHOLD PROPERTY
-  NO CHAIN
-  LARGE LIVING/DINING ROOM
-  CLOSE TO LOCAL AMENITIES AND SCHOOLS
-  GOOD ACCESS TO LOCAL MOTORWAYS
-  COUNCIL TAX BAND D (£2,286 P/YR)
-  TWO BEDROOMS
-  ENCLOSED GARDEN
-  CLOSE TO IVER STATION (CROSSRAIL)
-  GREAT SCHOOL CATCHMENT AREA

					
x2	x1	x1	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

At the front of the property, a pathway guides you to the welcoming front door, flanked by lawns on either side. A convenient storage cupboard, housing the gas and electric meters, offers additional storage space, ensuring practicality and organization.

Rear Garden

At the property's rear lies a completely enclosed garden, perfect for children and pets to frolic safely. A spacious decking area, adjoining the property, offers ample room for a dining set, barbecue, and more. Flanked by flower beds, a well-maintained lawn adds to the charm and versatility of the outdoor space.

Tenure

Freehold Property

Council Tax Band

D (£2,286 p/yr)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

Transport

Iver Rail Station (part of Crossrail) is located 0.88 miles away. Uxbridge Underground Station is situated 2.28 miles away. Denham Rail Station, part of the Chiltern Line, is approximately 4.04 miles away. Heathrow Airport stands at a distance of 3.54 miles. The M40 is approximately 4.3 miles away, the M25 is about 5.4 miles away, and the M4 is situated around 4.1 miles away.

Schools

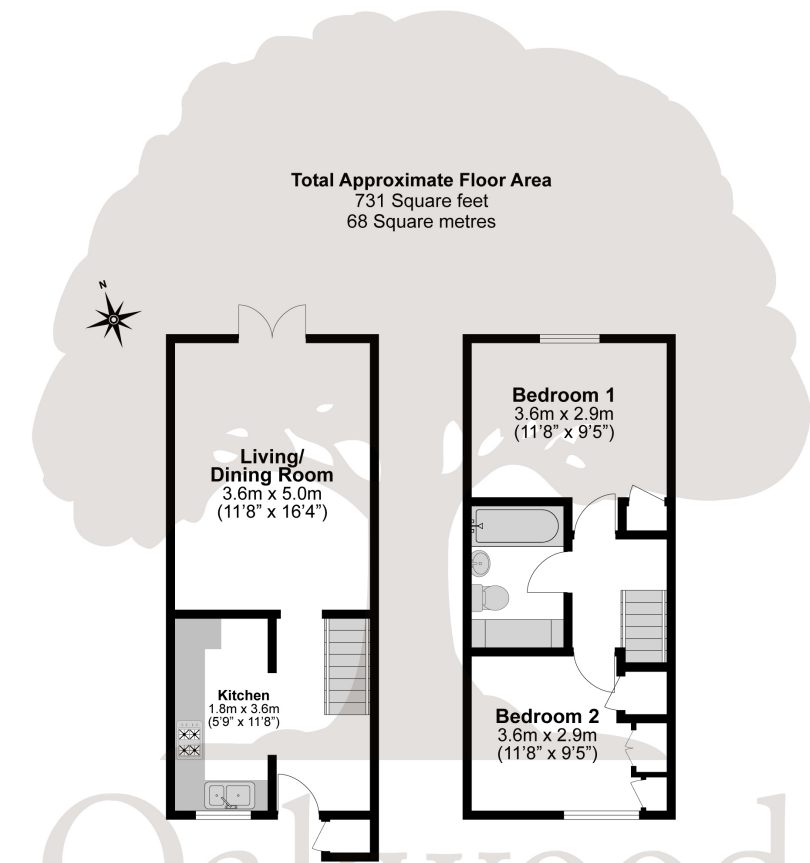
The Iver Village Junior School and Iver Village Infant School are both within a few minutes walk. The Iver Heath Junior School is situated approximately 1.22 miles away. Burnham Grammar School is located 6.16 miles away, while The Chalfonts Community College is approximately 6.59 miles away. Beaconsfield High School is situated at a distance of 7.9 miles. Additionally, there are numerous other schools in the vicinity.

Area

Iver Village lies in Buckinghamshire, South East England, positioned four miles east of the bustling town of Slough and 16 miles west of London. Situated within walking distance of various local amenities, it's less than a mile from Iver train station (part of Crossrail), offering convenient access to London, Paddington, and Oxford. The area is easily accessible via the nearby motorways (M40/M25/M4) and Heathrow Airport is just a short drive away.

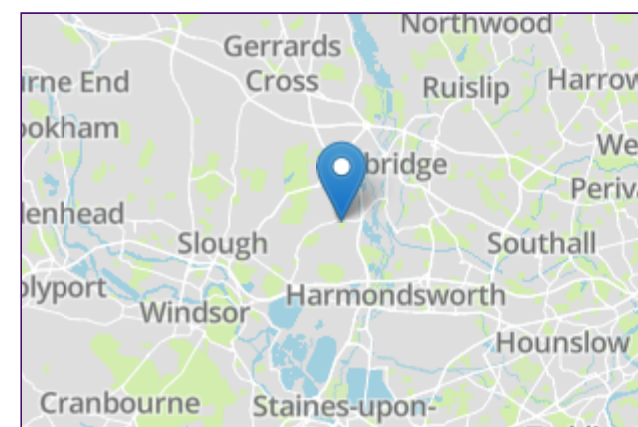
In terms of education, Iver Village boasts an array of state and independent schools. It's also well-equipped with sporting facilities and surrounded by picturesque countryside, including Black Park, Langley Park, and The Evreham Sports Centre. Nearby, larger centres like Gerrards Cross and Uxbridge offer additional amenities, including a diverse selection of shops, supermarkets, restaurants, and entertainment options such as a cinema and gym.

Floor Plan



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			