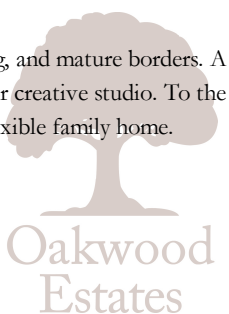


Oakwood Estates are proud to present this spacious and versatile detached dormer bungalow, offering generous accommodation over two floors and set within a beautifully maintained garden. Quietly positioned in a peaceful cul-de-sac on a highly sought-after residential road in the heart of Iver Village, this charming home presents a rare opportunity. The property currently features four bedrooms and benefits from full approved planning permission and building regulations for a substantial extension. Plans include converting the existing conservatory into a fully integrated single-storey living space, seamlessly merging with the kitchen, dining, and lounge areas to create a large open-plan family hub. Additionally, permission has been granted for a new dormer on the top floor, ideal for use as a dressing area, fifth bedroom, or study.




Upon entering the property, you are welcomed by a bright and inviting entrance hallway that sets the tone for the spacious accommodation within. Doors lead to the principal living areas, including a generous living/dining room that provides a versatile space for both everyday relaxation and entertaining. This room is enhanced by a charming feature fireplace, adding a warm and homely feel. To the rear, a large conservatory further extends the living space, offering additional room for dining or entertaining while enjoying views of the well-maintained garden. The kitchen is well-appointed with a range of wall and base units, ample worktop space, and integrated appliances, making it both practical and stylish for modern living. The layout on the ground floor is exceptionally flexible, with two spacious bedrooms—one currently used as a cosy snug or second reception area—highlighting the adaptability of the home. A modern family bathroom completes the ground floor, fitted with a bath, separate shower cubicle, WC, and washbasin, all finished to a high standard.

Upstairs, the property continues to impress with two further well-proportioned bedrooms. The principal bedroom benefits from generous built-in storage, while the second upstairs room is a comfortable double. A second bathroom with a bathtub, WC, and washbasin serves the upper level, making this home ideal for families or guests.

Externally, the rear garden offers a private and tranquil outdoor space, featuring a lawn, a decked terrace perfect for alfresco dining, and mature borders. A standout feature is the beautifully designed garden room, equipped with power and lighting—ideal for use as a home office, gym, or creative studio. To the front of the property, a private driveway provides convenient off-road parking, completing the appeal of this spacious and flexible family home.



Property Information

-  FREEHOLD PROPERTY
-  4 BEDROOMS
-  CUL-DE-SAQ LOCATION
-  GREAT SCHOOL CATCHMENT AREA
-  PLANNING PERMISSION
-  COUNCIL TAX BAND - E (£2,986.98) PR/YR
-  NO CHAIN
-  CLOSE TO LOCAL AMENITIES AND SCHOOLS
-  GREAT TRANSPORT LINKS
-  FLAT WALK TO STATION



x4

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x3

Parking Spaces



Y

Garden



N

Garage

Tenure

Freehold

Council Tax Band

Band E - £2986.98 per/year

Plot/Land Size

0.09 Acres (364.00 Sq.M.)

Planning Permission

PL/23/3938/FA
Retention of existing conservatory footprint and replacement with an single storey extension, side dormer and rooflight, enlarging existing side rooflight and canopy over the side door.

Mobile Coverage

5G voice and Data

Internet

Standard - Highest available download speed: 16 Mbps - Highest available upload speed: 1 Mbps
Superfast - Highest available download speed: 80 Mbps - Highest available upload speed: 20 Mbps
Ultrafast - Highest available download speed: 1000 Mbps - Highest available upload speed: 100 Mbps

Transport

Iver Rail Station, part of the Crossrail network, is within easy reach, offering excellent connections into London. Uxbridge Underground Station is also nearby, providing access to the Metropolitan and Piccadilly lines. Denham Rail Station, on the Chiltern Line, offers further travel options toward central London and the Midlands. Heathrow Airport is conveniently close, making international travel easily accessible. The property also benefits from good road links, with the M40, M25, and M4 motorways all a short drive away, ensuring efficient travel across the region.

Schools

The Iver Village Junior and Infant Schools are both conveniently located within the local area, making them easily accessible for families. Iver Heath Junior School is also nearby, offering additional options for primary education. For secondary and grammar education, schools such as Burnham Grammar School, The Chalfonts Community College, and Beaconsfield High School are all within reasonable reach. Additionally, there is a wide selection of other schools in the surrounding area, providing a variety of educational choices.

Area

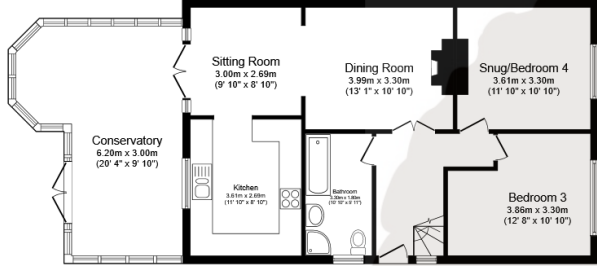
Iver Village lies in Buckinghamshire, South East England, positioned four miles east of the bustling town of Slough and 16 miles west of London. Situated within walking distance of various local amenities, it's less than a mile from Iver train station (part of Crossrail), offering convenient access to 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.

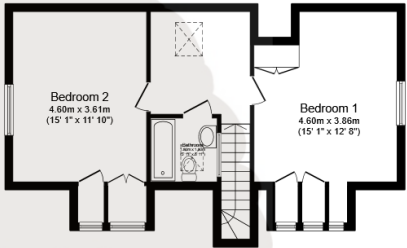
Council Tax

Band E

Floor Plan



Ground Floor
Floor area 95.7 sq.m. (1,030 sq.ft.)



First Floor
Floor area 51.9 sq.m. (558 sq.ft.)



Outbuilding
Floor area 28.5 sq.m. (307 sq.ft.)

Total floor area: 176.0 sq.m. (1,895 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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.

