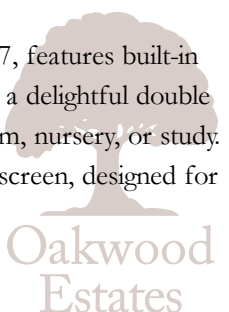




Oakwood Estates, an award-winning agency, is proud to introduce this beautifully presented and spacious Chain free three-bedroom end-of-terrace family home, quietly situated within a sought-after cul-de-sac on Leas Drive. As one of the larger-style properties in the development, this immaculate home offers well-proportioned rooms, ensuring ample living space for a growing family. The property boasts a generous layout, featuring a bright and airy living area, a well-appointed kitchen, and three comfortable bedrooms. The home further benefits from private driveway parking for two cars, adding to its convenience. Ideally positioned, it is just a short stroll from local shops, essential amenities, and well-connected bus routes, ensuring ease of access to surrounding areas. Additionally, a garage located in a nearby block provides extra storage or parking options. This exceptional home offers a perfect blend of comfort, space, and convenience, making it a fantastic opportunity for families and investors alike.











The ground floor of this well-appointed home features an entrance porch leading into a spacious 25'5 x 13' living/dining room, creating a welcoming and versatile space for relaxation and entertaining. The light-filled living area benefits from a twin aspect to the front, enhancing its bright and airy ambiance. Adjacent to this is a stylish 9'10 x 7'3 fitted kitchen, complete with modern units, sleek granite work surfaces, and high-end integrated appliances, including a dishwasher, hob, oven, water softener, and filter. At the rear of the property, a generous 16'1 x 9'2 conservatory provides additional flexible living space, ideal for use as a formal dining area, playroom, or home office, while offering seamless access to the garden and has thermal blinds.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom, measuring 14'4 x 8'7, features built-in wardrobes for ample storage. Bedroom two, a spacious 12'10 x 9'9, also benefits from built-in wardrobes and a delightful double aspect, maximizing natural light. The third bedroom, at 9'2 x 7'4, provides a comfortable space for a guest room, nursery, or study. Completing the upper floor is a contemporary-style bathroom, fitted with a panel bath, overhead shower, and screen, designed for both style and practicality.





Property Information

-  FREEHOLD CHAIN FREE PROPERTY
-  THREE BEDROOMS
-  GARAGE IN A BLOCK
-  FLAT WALK TO LOCAL SHOPS & TRAIN STATION
-  WALKING DISTANCE TO LOCAL SCHOOLS
-  COUNCIL TAX BAND - D (£2,286) P/YR
-  DRIVEWAY PARKING
-  GREAT SCHOOL CATCHMENT AREA
-  10 MINUTE DRIVE TO LOCAL MOTORWAYS
-  CUL DE SAC LOCATION



x3

Bedrooms



x1

Reception Rooms



x1

Bathrooms




x3

Parking Spaces



Y

Garden



Y

Garage

Front Of House

At the front of the property, a gravel driveway provides convenient parking for two cars. A pathway leads to the front door, while a gated side access offers additional practicality and ease of entry to the rear garden.

Rear Garden

The well-maintained rear garden offers a neatly laid lawn, complemented by a patio area perfect for outdoor dining and relaxation. Enclosed by fencing on both sides, it provides privacy and security, making it an ideal space for children and pets to enjoy. Additionally, a practical 8'3 x 6'3 shed offers convenient storage for gardening tools and outdoor equipment.

Tenure

Freehold Property

Council Tax Band

Band D - £2,286

Plot/Land Area

0.05 Acres (195.00 Sq.M.)

Location

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

Transport Links

Iver Station - 0.83 miles

Uxbridge Underground Station - 2.46 miles

London Heathrow Airport - 4.1 miles

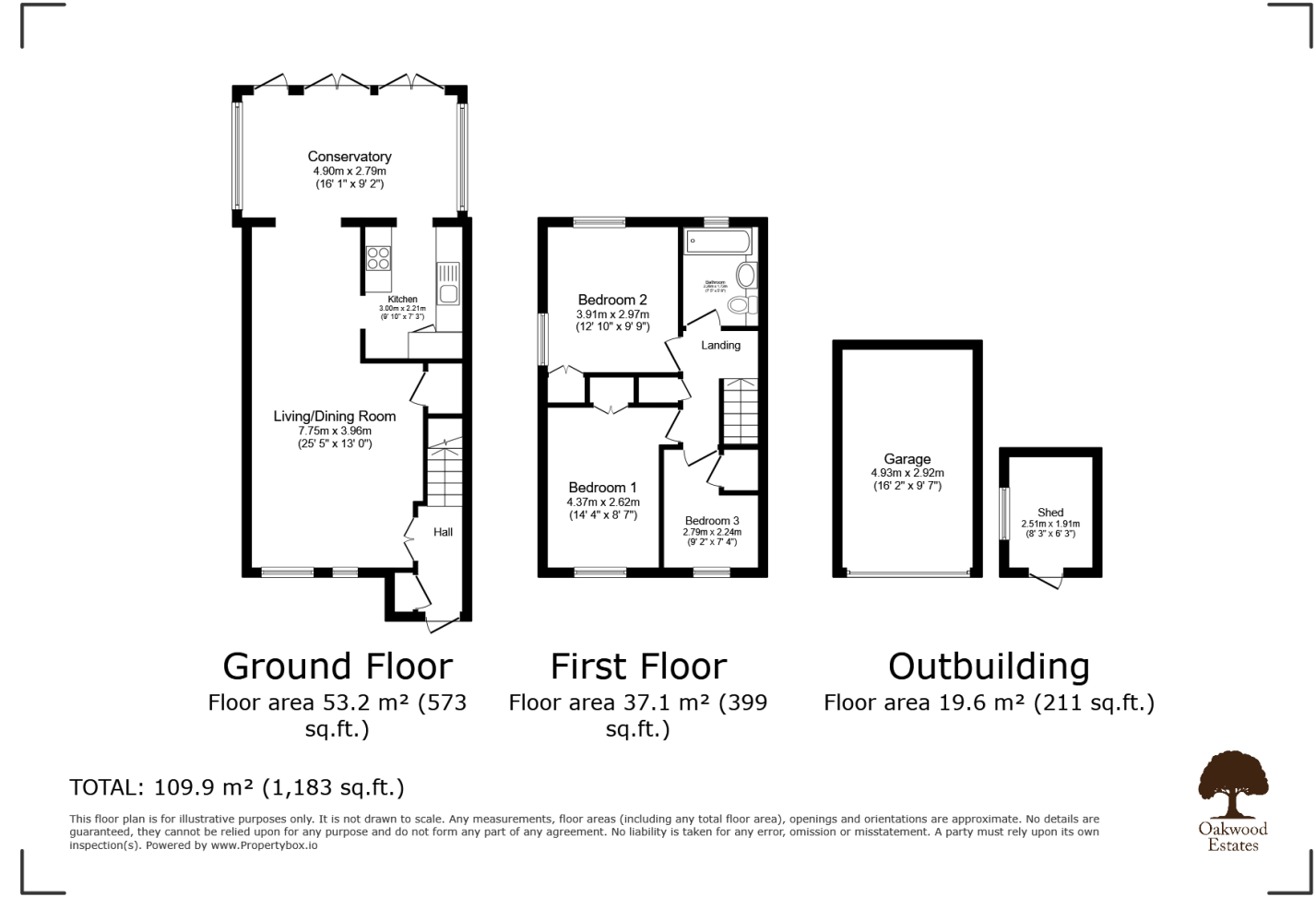
Schools

The property is conveniently located near a variety of educational institutions, catering to different age groups and preferences. Whether you're seeking an infant, junior, senior, private, or grammar school, the area offers a diverse range of options for students. To verify official school catchment areas, please visit the Buckinghamshire schools admissions webpage: <https://services.buckscc.gov.uk/school-admissions/nearest>.

Council Tax

Band D

Floor Plan



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.

