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estate agents



**Chequers Orchard**  
Iver, Buckinghamshire, SL0 9NJ





## £895,000 Freehold

OPEN HOUSE SATURDAY 9th AUGUST - 10.00 A.M to 4 P.M - BY APPOINTMENT. A detached house with style with sustainability to create an exceptional property with an EPC rating of A. The property, is an architect designed new build completed in 2023 with 7.5 years left on the build zone structural warrant. With solar panels with a battery for power storage, an air source heat pump and underfloor heating you can truly take control of your energy bills. This sustainable property offers versatile rooms and boasts a striking open-plan kitchen/ diner/ family area, four bedrooms, two bathrooms, a garden and off-street parking for two cars. The location is excellent being situated in a sought after cul-de-sac, which is a short walk to the High Street with its many amenities and also within walking distance are both of Iver's Infant and Junior Schools, while Iver Station is circa one mile away. An internal inspection is highly recommended to appreciate the quality throughout.

### Entrance Hall

UPVC door with opaque double glazed glass inset. Quality limestone tiled floor. Stairs leading to first floor and landing.

### Cloakroom

Partly tiled with a white suite incorporating w.c and wash hand basin with splash back and mixer tap and drawer unit under. Quality limestone tiled floor. Double glazed window over looking side aspect. Expel air. Down lighter. Door to utility room.

### Utility Room

Fitted with wall and base units. Quartz worksurface with splashback and stainless steel sink unit with mixer tap and drainer. Plumbed for washing machine. Expel air. Quality limestone tiled floor. Door to study and door to cloakroom.

### Living Room/ Dining/ Kitchen

36' 1" x 21' 3" (11.00m x 6.48m) A lovely entertaining room with quality limestone tiled floor, a feature exposed brick wall and three solar film roof lantern lights. Full wall length solar film siding aluminium doors leading to patio and rear garden. T.V point. Down lighters. Cupboard housing a compressed tank for holding the hot water The kitchen area is extremely well fitted with wall and base units. Quartz work tops with one and a half bowl sink unit with mixer tap and drainer. Fitted four ring electric induction hob with extractor hood over. Built in oven and grill. Built in fridge and freezer. Fitted dishwasher. Central island with quartz work top with breakfast counter and cupboards and drawers under.

## Bedroom 4 / Family Room

11' 11" x 11' 10" (3.63m x 3.61m) Quality wooden floor. Double glazed window over looking front aspect. Archway to:.

## Study

11' 10" x 9' 2" (3.61m x 2.79m) This room could be used for a variety of purposes but is currently being used as a study/ office. Fully tiled walk in shower. Quality wood flooring. Expel air. Down lighters. Double glazed window over looking front aspect. Air conditioning unit.

## First Floor

### Landing

Half galleried with access to fully insulated loft with battery for the solar power, light and power and pull down wooden ladder. Quality wood flooring. Down lighters. Double glazed window over looking side aspect.

## Bedroom 1

19' 2" x 8' 11" (5.84m x 2.72m) Quality wood flooring. Dressing area with fitted double wardrobe with sliding fronts, fitted drawer units and shelving. Down lighters. Double glazed window over looking rear aspect. Door to:

## En Suite Shower Room

Majority tiled with suite incorporating w.c., wash hand basin with mixer tap and cupboard under and walk in shower. Heated towel rail. Opaque double glazed window over looking front aspect.

## Bedroom 2

12' 3" x 10' 6" (3.73m x 3.20m) Quality wood flooring. Down lighters. Double glazed window over looking front aspect.

## Bedroom 3

12' 4" x 10' 6" (3.76m x 3.20m) Quality wood flooring. Down lighters. Double glazed window over looking front aspect.

## Shower Room

Partly tiled with a suite incorporating walk in shower, w.c and wash hand basin with mixer tap and cupboard unit under. Quality tiled floor. Fitted cupboard unit and shelving for towels. Heated towel rail. Expel air. Down lighters. Opaque double glazed window over looking side aspect.

## Outside

### To The Front

Quality brick paved drive way hedge boundary and brick retaining wall and pillar. Outside light points. Wrought iron gate to the side with space behind for the air source heat pump and refuse bins. .

### To The Rear

Large paved patio with brick retaining walls. Quality artificial grass area. Wooden fence boundaries. Outside tap. Outside light. Pedestrian side access.





Approximate Gross Internal Area  
 Ground Floor = 98.0 sq m / 1,055 sq ft  
 First Floor = 62.7 sq m / 675 sq ft  
 Total = 160.7 sq m / 1,730 sq ft




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	95	96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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