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Rowan Gardens, Iver, Buckinghamshire. SL0 0SF.

£450,000 Freehold

A Charming Two-Bedroom Terrace Family Home in a Quiet Cul-de-Sac in Iver Heath.

This well-presented two-bedroom terrace house is nestled in a peaceful cul-de-sac in the sought-after area of Iver Heath, offering a quiet and family-friendly setting. Within walking distance to local shops and schools, this home provides excellent convenience for everyday living.

Enter through the welcoming porch into a bright and spacious ground floor. The downstairs WC adds convenience, while the fitted kitchen boasts modern eye and base-level units with an integrated oven, perfect for those who love to cook. The living room is the perfect space to spend time with family and unwind. At the back of the home, a lovely conservatory opens to the private lawned garden, providing a wonderful space for relaxation and outdoor entertaining. There is also additional parking to the rear.

Upstairs, you'll find two well-sized bedrooms with built-in storage, offering plenty of room for family living. The property also benefits from a garage in a nearby block with parking right in front, providing easy and secure parking. This





home is ideally located with local amenities and transport links close by, making it perfect for a growing family or anyone looking for a move-in-ready property in a tranquil location.

Situated in a popular residential road situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities, and local shopping amenities. There is also easy walking access to the beautiful woodland walks at Black Park and Langley Park which are ideal for families and dog walkers.

The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools.



#### Important Notice

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Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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# 3 Rowan Gardens

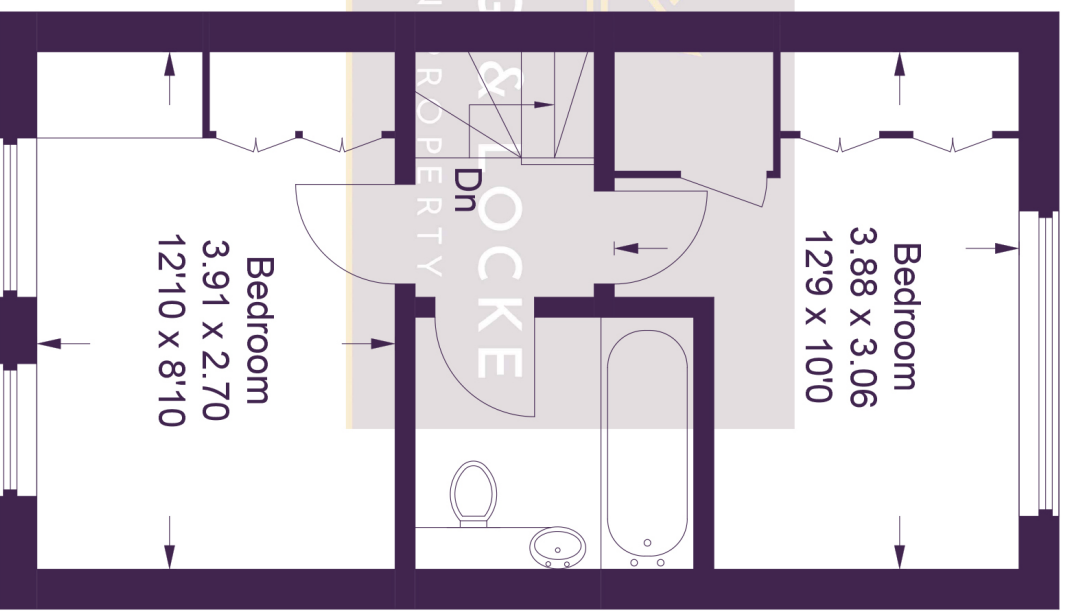
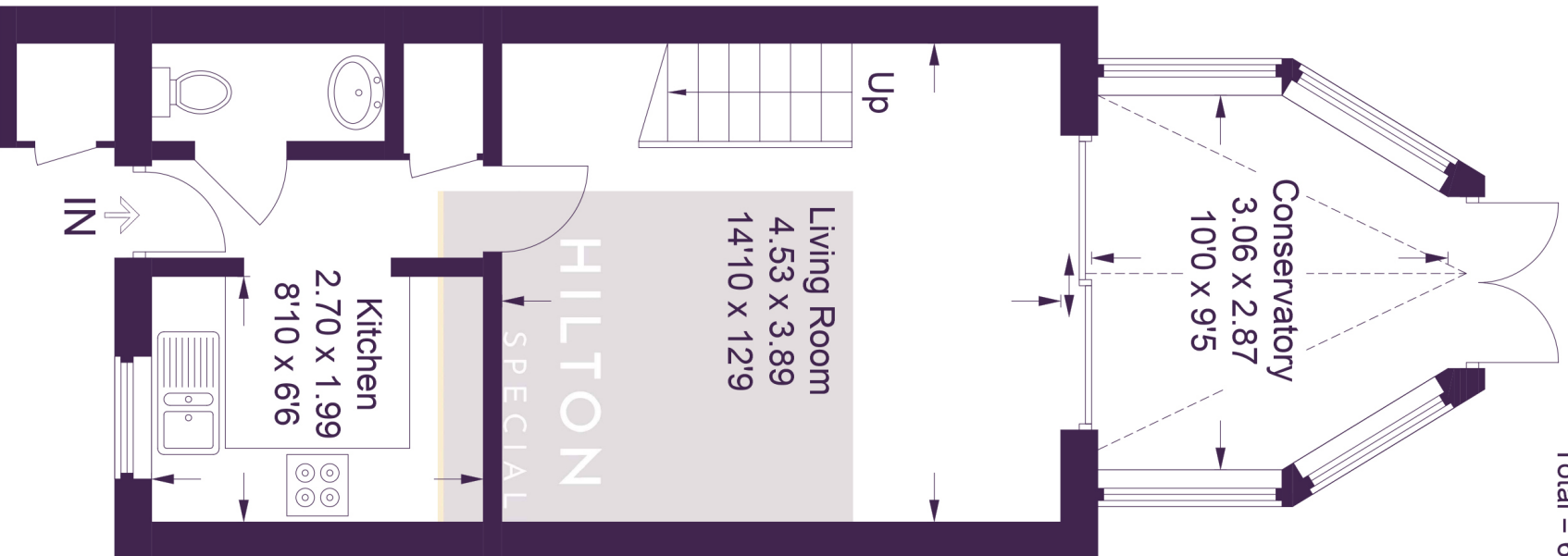
Approximate Gross Internal Area

Ground Floor = 37.6 sq m / 405 sq ft

First Floor = 28.9 sq m / 311 sq ft

External Cupboard = 0.6 sq m / 6 sq ft

Total = 67.1 sq m / 722 sq ft



## Ground Floor

## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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