

Oakwood Estates are pleased to offer to the market this well-presented and modern three-bedroom semi-detached family home, presented in a ready-to-move-in condition. The property further benefits from a garage and driveway parking for two vehicles.

Ideally positioned within a short and level walk of a range of local shops and well-regarded schools, the home is particularly suited to families and falls within a highly sought-after secondary school catchment area.

To the rear, the property enjoys the added benefit of a South-facing garden featuring a patio area, ideal for outdoor dining, relaxing, and entertaining, including summer BBQs.

The location is excellent for commuters, with easy access to major motorway links including the M40, M25 and M4, while Heathrow Airport is just a short drive away. Iver Station, served by the Elizabeth Line, is also within a convenient flat walk, providing fast and direct connections into central London and beyond.

Overall, this attractive home combines modern living, outdoor space, and excellent connectivity in a desirable residential setting.

Property Information

Floor Plan

- FREEHOLD PROPERTY
- MODERN SEMI-DETACHED HOUSE
- GARAGE & DRIVEWAY
- FLAT WALK TO STATION
- FLAT WALK TO LOCAL SCHOOLS AND SHOPS

- COUNCIL TAX BAND D (£2,401 P/YR)
- THREE BEDROOMS
- SOUTH-FACING GARDEN
- CLOSE TO LOCAL MOTORWAYS (M40/M4/M25)
- GREAT SCHOOL CATCHMENT AREA



x3	x1	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Freehold Property

Council Tax Band

D (£2,401 p/yr)

Plot/Land Area

0.04 Acres (179.00 Sq.M.)

Mobile Coverage

5G Voice and Data

Internet Speed

Ultra Fast

Area

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

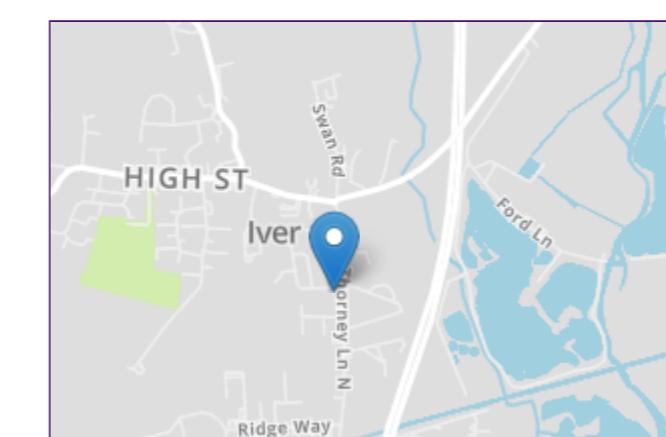
Iver Rail Station is located within easy reach, with Langley (Berks) Rail Station also nearby. Uxbridge Underground Station is just a short drive away offering excellent transport connections. Heathrow Terminal is conveniently accessible, making travel further afield hassle-free. Denham Rail Station is also within a comfortable distance, rounding out a variety of transport options in the area.

Education

The educational landscape in the vicinity includes institutions like Iver Infant School and Nursery, which naturally feed into Iver Junior School. Further along the academic journey, students have access to The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, and a host of other schools providing diverse educational pathways for learners.

Council Tax

Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	85
(81-91)	B	69
(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		