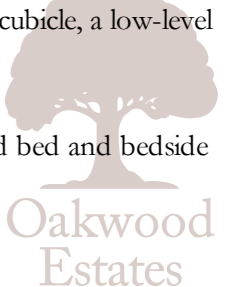












Oakwood Estates are delighted to present this extended and updated three-bedroom mid-terraced cottage, complete with an outbuilding, located in the heart of Iver Village. The property offers the added advantage of no onward chain, making it an excellent opportunity for buyers looking to secure a quick and straightforward purchase. This charming home combines modern updates with a convenient location, perfect for those seeking a smooth transition into their new home.

We enter the property through the entrance porch, which has a side window and a door leading into the living room. The living room boasts downlighting, a window facing the front, a charming exposed brick fireplace with a wood-burning stove, space for two sofas, wooden flooring, and an open passage leading to the dining area. The dining area also features downlighting, space for a dining table and chairs, a door to the WC, stairs leading to the first floor with a cupboard underneath, and an opening to the kitchen. The WC includes a low-level toilet and a hand wash basin. The kitchen is well-lit with downlights and a skylight, bi-fold doors that open to the garden, a mix of wall-mounted and base-level kitchen units, metro tile splashback, integrated microwave, oven, hob, extractor fan, and wooden flooring.

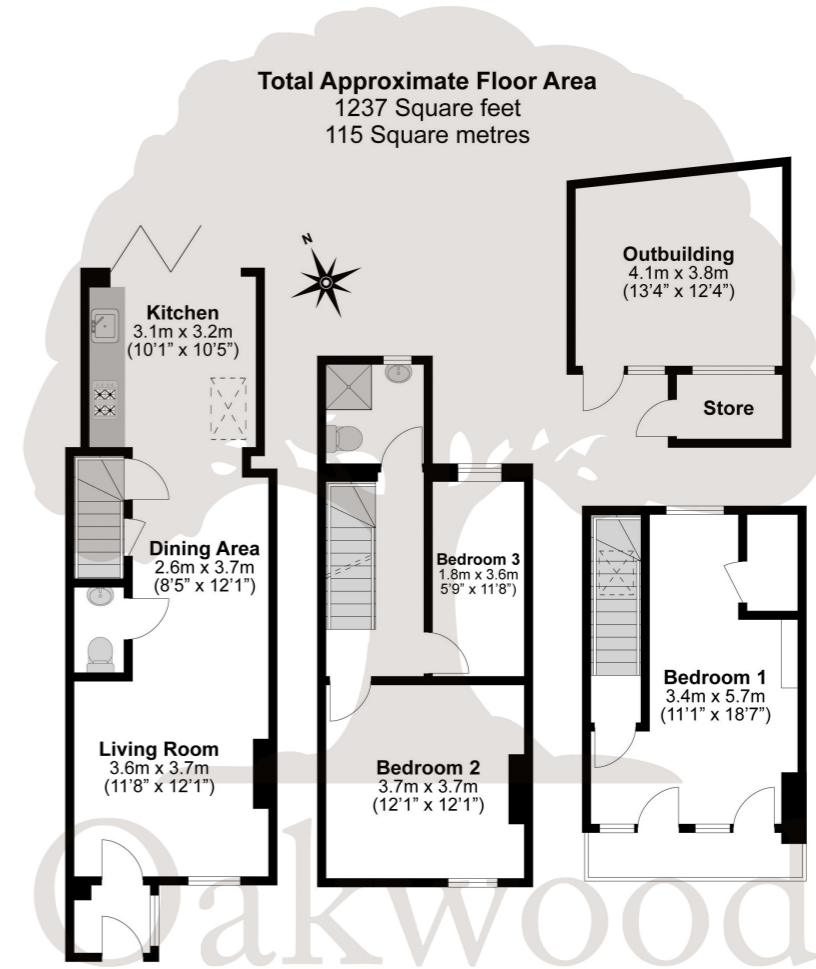
On the first floor, bedroom two includes downlighting, a front-facing window, space for a king-sized bed, room for wardrobes, and carpeted flooring. Bedroom three features downlighting, a rear-facing window overlooking the garden, space for a single bed, and carpeted flooring. The fully tiled shower room has a rear-facing window, a shower cubicle, a low-level WC, and a hand wash basin with a utility unit underneath.

Finally, the second-floor bedroom offers windows with both front and rear views, space for a king-sized bed and bedside tables, room for a wardrobe, ample eaves storage, and carpeted flooring.



-  FREEHOLD PROPERTY
-  COUNCIL TAX BAND - D (£2,341.65)
-  KITCHEN
-  NO ONWARD CHAIN
-  CLOSE TO ALL AMENITIES
-  THREE BEDROOMS
-  TWO RECEPTIONS
-  OUTBUILDING
-  CLOSE TO SCHOOLS
-  GREAT TRANSPORT LINKS

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



Illustrations are for identification purposes only, measurements are approximate, not to scale.

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.

**Outbuilding**

The outbuilding is generously sized and offers great flexibility, making it ideal for a variety of purposes. It could easily be transformed into a home office for remote work, a private gym for fitness enthusiasts, an art or music studio for creative projects, or a playroom for children. With its adaptable layout, this space can be tailored to suit a wide range of needs, providing additional functionality to the property.

**Front Of House**

To the front of the property is a paved driveway providing off-street parking.

**Rear Garden**

The rear garden includes a patio area ideal for outdoor dining with space for a table, chairs, and a BBQ. Steps lead up to a pathway that extends to the outbuilding and an upper patio area. The garden also features a lawn, a flower bed along the left side, and a garden shed for additional storage.

**Mobile Coverage**

5G voice and data

**Internet Speed**

Ultrafast

**Schools**

The Iver Village Junior School and Iver Village Infant School are both within walking distance. The Iver Heath Junior School is situated approximately 1.5 miles away. The property is also within the catchment area for Burnham Grammar School, The Chalfonts Community College, and Beaconsfield High School. Additionally, there are numerous other schools in the vicinity.

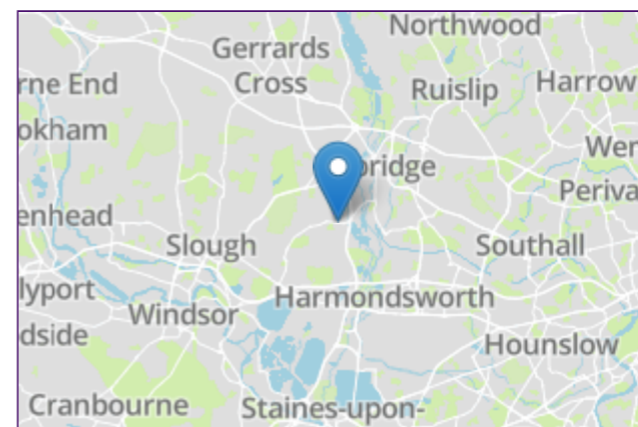
**Area**

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 D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	