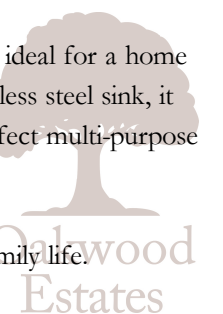


Oakwood Estates proudly presents this charming three-bedroom semi-detached home nestled in a sought-after cul-de-sac at the heart of Iver Village, just a brief stroll from a wealth of local conveniences, schools, and transportation links.










Upon entering the property, you are welcomed into a hallway, you'll find the family bathroom, conveniently located on the ground floor and equipped with modern fittings—ideal for guests or everyday use. Continuing straight ahead leads you into the heart of the home: a spacious kitchen/family room, thoughtfully designed for both relaxed living and entertaining. The kitchen features a stylish modern wooden shaker-style design, complete with a double sink, double oven, gas hob, and a moveable small central island, offering additional workspace and a sociable focal point for cooking and gathering. The family room area is filled with natural light, thanks to the French doors that open directly onto the garden and an additional side window, creating a bright and welcoming atmosphere. The space is unified with laminate flooring, providing both practicality and contemporary appeal. Off the family room is a utility room with boiler and space for appliances. To the front of the property is a separate living room, ideal for more formal entertaining or as a cosy retreat. From here, a staircase ascends to the first floor, where you'll find three well-proportioned bedrooms, offering flexible accommodation for a family, guests, or home office use. The larger bedroom also benefits from the convenience of a W.C. adding a touch of privacy and functionality to the upper level. The loft is fully boarded with a Velux window, power, Ethernet and light.

Nestled in the rear garden, this beautifully crafted wooden garden room offers a versatile, self-contained space ideal for a home office, guest suite, or studio. Featuring French doors, laminate flooring, and modern kitchen units with a stainless steel sink, it combines style and functionality. A private shower room with toilet and basin adds convenience, making it a perfect multi-purpose retreat or additional living area.

Altogether, this property offers a well-balanced layout with versatile living spaces, ideal for modern family life.



Property Information

 FREEHOLD PROPERTY	 3 BEDROOMS
 COUNCIL TAX BAND E £2986.98 PER YEAR	 OPEN PLAN 19.5FT KITCHEN/FAMILY ROOM
 GREAT SCHOOL CATCHMENT AREA	 DRIVEWAY PARKING
 CLOSE TO LOCAL AMENITIES AND SCHOOLS	 UTILITY ROOM
 SEPARATE W.C	 OUTBUILDING / HOME OFFICE/ GYM WITH ENSUITE

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

Front Of House

The property features block-paved off-street parking accessed via a shared driveway, grass lawn and flower beds with mature shrubbery, offering a clean, low-maintenance, and convenient parking solution.

Rear Garden

The rear garden is mainly laid to lawn with a central pathway leading to a stylish wooden garden room at the back. Fenced on both sides, it offers privacy and security, making it an ideal outdoor space for families, relaxation, or entertaining. Nestled in the rear garden, this beautifully crafted wooden garden room offers a versatile, self-contained space ideal for a home office, guest suite, or studio. Featuring French doors, laminate flooring, and modern kitchen units with a stainless steel sink, it combines style and functionality. A private shower room with toilet and basin adds convenience, making it a perfect multi-purpose retreat or additional living area.

Tenure

Freehold

Internet Speed

Ethernet over power giving fast internet speed options

Mobile Coverage

5G Voice and data.

Local 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 sits approximately 0.87 miles away, followed by Langley (Berks) Rail Station at 1.57 miles. Uxbridge Underground Station is situated roughly 2.29 miles distant, while Heathrow Terminal lies at a distance of 3.53 miles. Denham Rail Station completes the list, located around 4.05 miles away.

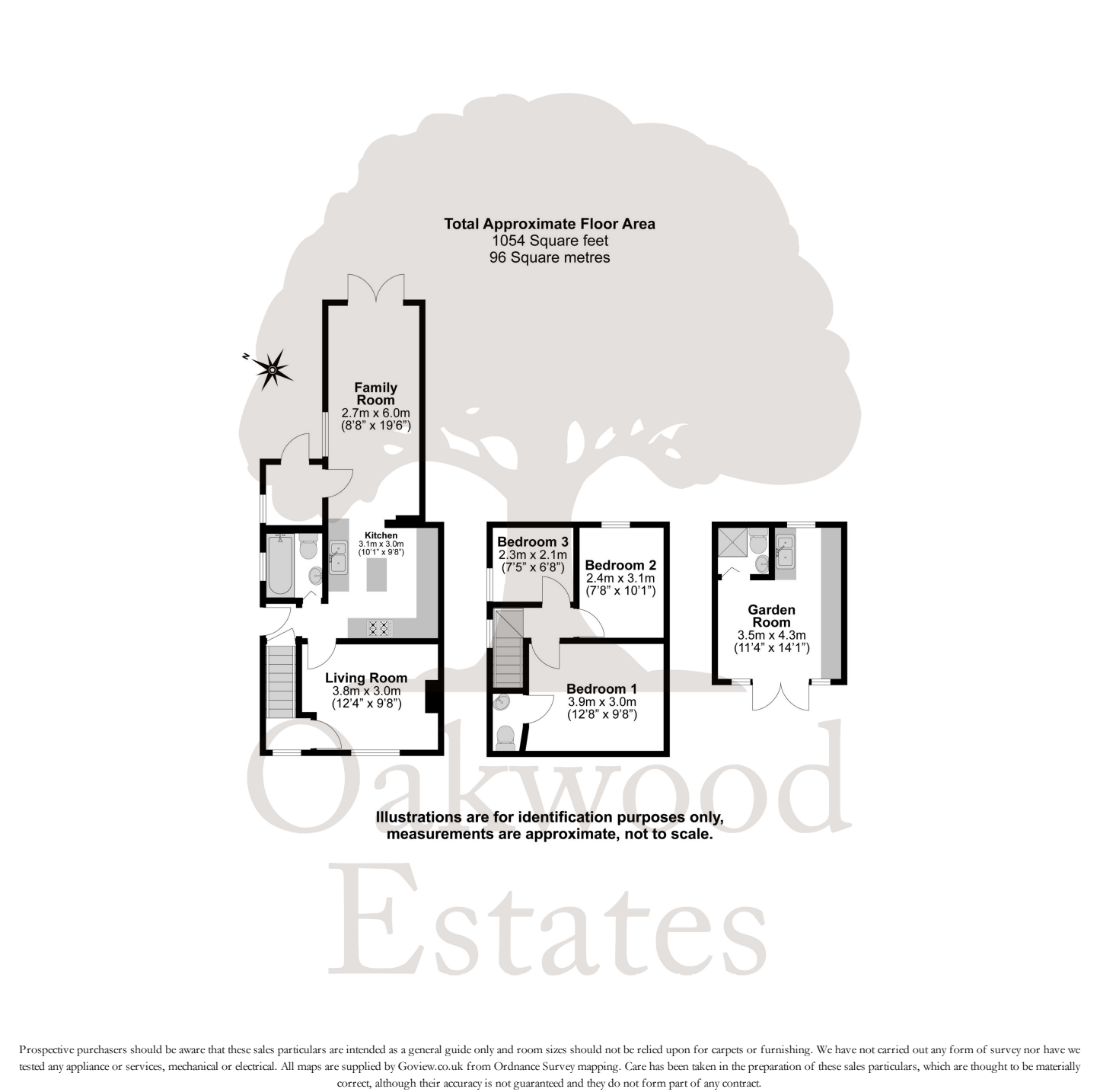
Schools

The educational landscape in the vicinity includes institutions like Iver Infant School and Nursery, which naturally feeds 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 E

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.

