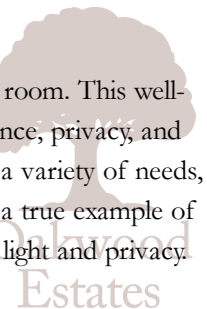


Oakwood Estates is delighted to introduce this beautifully presented end-of-terrace property, offering an ideal combination of space, style, and functionality. This impressive home features four well-proportioned bedrooms, two modern bathrooms, and a generously sized reception room, perfect for family living and entertaining. The property further benefits from a large gravel driveway, providing ample parking for multiple vehicles—a valuable feature for modern households. Additionally, a separate block houses a convenient detached garage, ideal for secure storage or additional parking. With its versatile layout and thoughtful design, this home is perfectly suited for families seeking comfort and convenience in a desirable location.

Upon entering this delightful home, you are greeted by a welcoming entrance porch and hallway, thoughtfully designed to provide a functional space for storing coats, bags, and shoes. This area ensures the home remains neat and organized, creating a sense of order right from the start. The kitchen is a true highlight of the property, beautifully finished with sleek, modern white gloss units that lend a fresh and airy feel to the space. It is equipped with high-quality integrated appliances, making meal preparation both efficient and enjoyable. The layout and contemporary design cater perfectly to the needs of busy family life, offering a stylish yet practical space for cooking and socializing. Adjacent to the kitchen is the open-plan living and dining room, a versatile and inviting area that seamlessly connects to the garden. Large sliding doors flood the room with natural light while providing easy access to the outdoor space, making it ideal for hosting gatherings, enjoying meals with family, or simply relaxing in a tranquil setting. The garden views further enhance the sense of space and calm in this charming home.

The ground floor also features a generously sized bedroom with a private dressing area and an en-suite shower room. This well-appointed space is perfect for guests, extended family, or even as a luxurious main bedroom, offering convenience, privacy, and comfort. As you make your way upstairs, you'll find three good-sized bedrooms, each designed to accommodate a variety of needs, whether as peaceful retreats, children's rooms, or work-from-home spaces. The family bathroom on this level is a true example of modern elegance. Fully tiled and illuminated by stylish spotlighting, it includes a frosted side window for natural light and privacy.

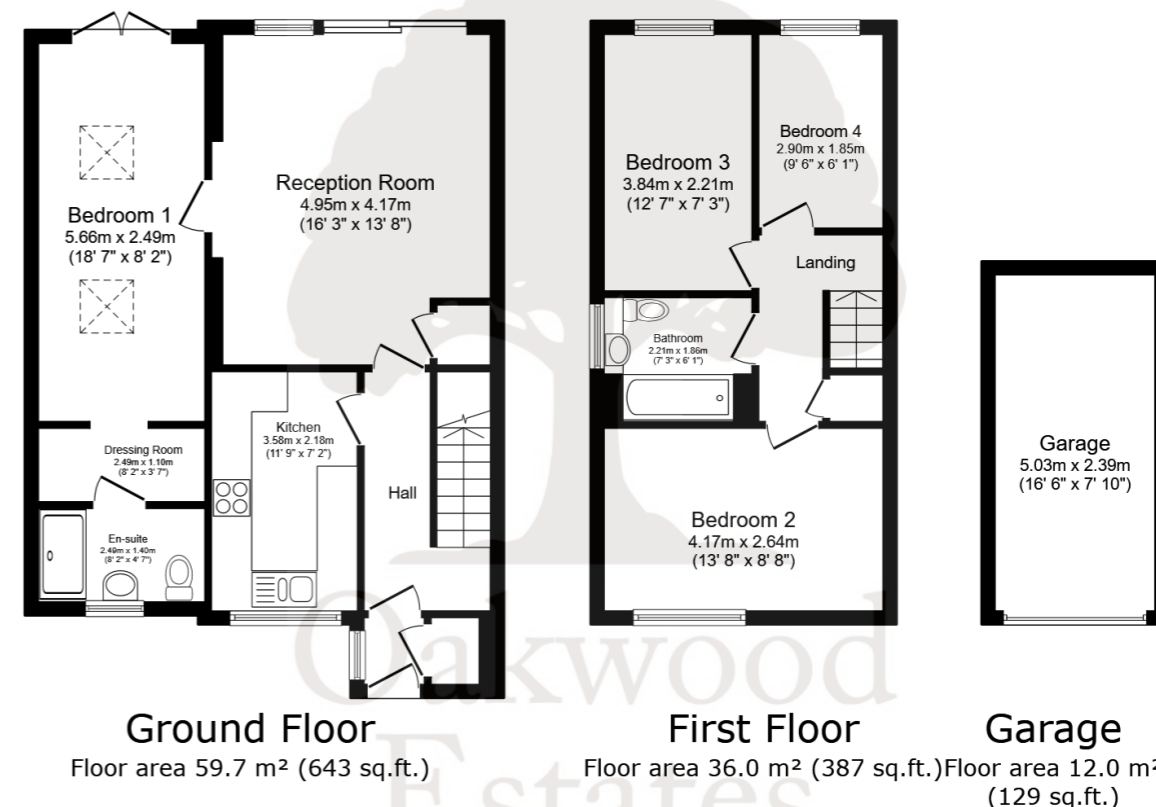


## Property Information

-  FREEHOLD PROPERTY
-  FOUR BEDROOMS
-  DRIVEWAY PARKING
-  ENCLOSED REAR GARDEN
-  GREAT SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND - D £2,286 P/YR
-  TWO BATHROOMS
-  GARAGE IN GARAGE BLOCK
-  FLAT WALK TO LOCAL SHOPS
-  GOOD TRANSPORT LINKS

					
x4	x1	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



TOTAL: 107.7 m<sup>2</sup> (1,160 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



### Outside

At the front of the property, a spacious gravel driveway provides ample parking for multiple vehicles, offering both convenience and practicality.

Additionally a separate block houses a useful garage, ideal for secure storage or additional parking.

The rear garden is a true highlight of the home—a beautifully maintained outdoor haven, lovingly cared for by the current owner. Its serene ambience and immaculate condition add to the property's charm and make it perfect for relaxation, entertaining, or family activities.

This property also features the added benefit of side access, ensuring ease of movement between the front and rear of the home, further enhancing its functionality and appeal.

### Tenure

Freehold Property

### Council Tax Band

D (£2,286 p/yr)

### Borough

South Bucks

### Location

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 Links

Iver Station - 0.83 miles

Uxbridge Underground Station - 2.46 miles

London Heathrow Airport - 4.1 miles

### Schools

The property is conveniently located near a variety of educational institutions, catering to different age groups and preferences. Whether you're seeking an infant, junior, senior, private, or grammar school, the area offers a diverse range of options for students. To verify official school catchment areas, please visit the Buckinghamshire schools admissions webpage: <https://services.buckscc.gov.uk/school-admissions/nearest>.

### Council Tax

Band D

