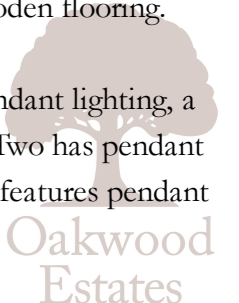


Oakwood Estates is delighted to bring to the market this charming, chain-free, three-bedroom, two-reception end-terraced property. Perfectly blending convenience and comfort, this home features a fully enclosed rear garden, offering a private outdoor space ideal for relaxation, gardening, or family activities. Situated just a stone's throw from Iver Village, this property benefits from its prime location, providing easy access to a variety of local amenities. Residents can enjoy the close proximity to shops, cafes, and restaurants, as well as excellent schools, making it an ideal choice for families.

We enter the property into an entrance hallway with doors leading to the WC, living room, and dining room, and stairs ascending to the first floor. The WC includes a low-level toilet and a hand wash basin. The living room features French doors opening to the rear garden, pendant lighting, space for a couple of sofas, a door to the kitchen, and laminate wooden flooring. The kitchen has a window overlooking the rear garden, spot lighting, a service hatch to the dining room, a mix of wall-mounted and base-level kitchen units, a range-style cooker with an extractor fan above, a washing machine, a dishwasher, and tiled flooring. The dining room features pendant lighting, a window overlooking the front aspect, space for a dining table and chairs, and laminate wooden flooring.

On the first floor, there are three bedrooms and a family bathroom. Bedroom One includes pendant lighting, a window overlooking the rear garden, space for a king-sized bed, and carpet flooring. Bedroom Two has pendant lighting, a window overlooking the rear garden, and space for a king-sized bed. Bedroom Three features pendant lighting, a window overlooking the front aspect, and space for a single bed.





## Property Information

-  FREEHOLD PROPERTY
-  NO ONWARD CHAIN
-  TWO RECEPTIONS
-  CLOSE TO IVER STATION (CROSSRAIL)
-  GREAT SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND - D (£2,286) P/YR
-  THREE BEDROOMS
-  CLOSE TO LOCAL SCHOOLS
-  GOOD MOTORWAY LINKS
-  FLAT WALK TO HIGH STREET

					
x3	x2	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Front Of House

To the front of the property is a pathway leading to the front door, a lawned area, and mature planting.

### Rear Garden

The rear garden boasts a covered decking area with ample space for garden furniture and a BBQ, perfect for outdoor entertaining. Additionally, there are two garden sheds offering extra storage. The gravelled garden ensures low maintenance and is complemented by a full enclosure, making it a safe and ideal space for children and pets to play freely.

### Tenure

Freehold Property.

### Council Tax Band

D (£2,286 p/yr)

### Plot/Land Area

0.04 Acres (181.00 Sq.M.)

### Mobile Coverage

5G Voice and Data

### Internet Speed

Ultrafast.

### Travel Links

Iver Rail Station is located 0.87 miles away, Langley (Berks) Rail Station is 1.57 miles away, Uxbridge Underground Station is 2.29 miles away, Heathrow Terminal is 3.53 miles away, and Denham Rail Station is 4.05 miles away.

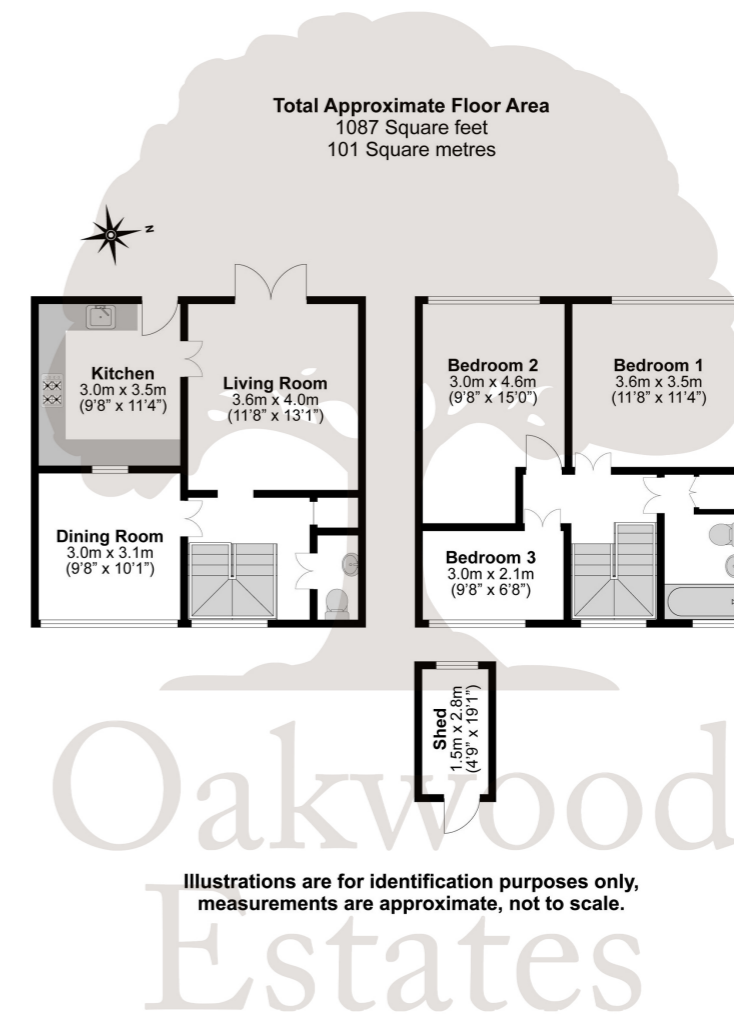
### Schools

Nearby educational institutions include Iver Infant School and Nursery, Iver Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, among many others.

### 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.

## 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.

