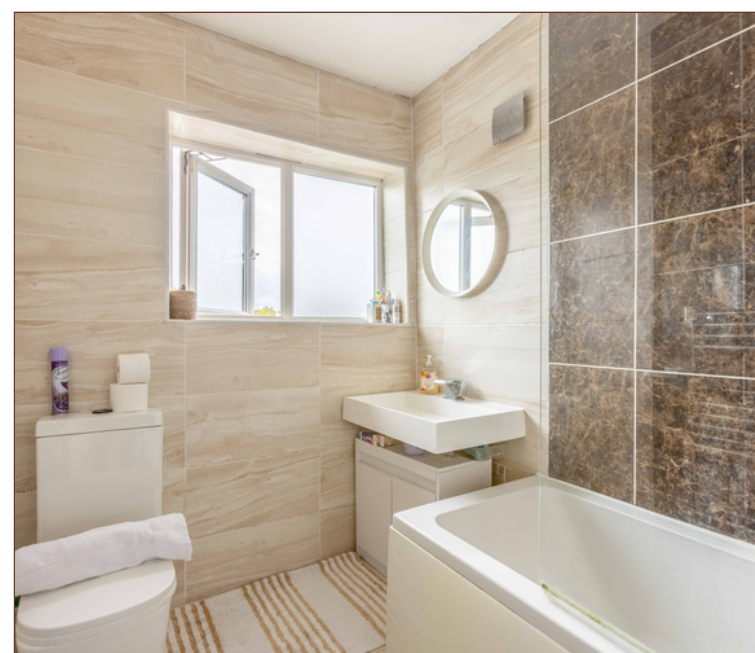




We are thrilled to offer this exquisite three-bedroom family home with a substantial extension, presented by Oakwood Estates. This stunning property boasts two reception rooms, a loft room, a spacious open-plan Kitchen/Living/Dining area, utility room, downstairs W.C conservatory and a Outbuilding/office/gym.

Upon entering the property, we are greeted by a welcoming entrance hallway with carpeted stairs ascending to the first floor. To the left, we find the spacious living room, with a bay window that offers delightful views of the front aspect. This room provides ample space for accommodating sizable living room furniture. from this room into the Dining room with wooden parquet flooring.

The open-plan kitchen area is both stylish and functional, featuring a range of wall and base units that offer ample storage space. A large skylight overhead floods the area with natural light, creating a bright and welcoming atmosphere. The kitchen is well-equipped with integrated appliances, a range oven with grill, a gas hob, and an extractor fan above. A kitchen sink with mixer tap sits beneath a well-placed work surface, while a generous kitchen island with a breakfast bar provides additional workspace and casual dining options. From the kitchen double doors lead into a bright conservatory, offering an additional reception area filled with natural light. French doors from the conservatory open directly onto the rear garden, creating a seamless flow between indoor and outdoor living—perfect for relaxing or entertaining in warmer months. For added convenience, the ground floor also includes a downstairs W.C, ideal for guests and everyday family use.

Adjacent to both the kitchen and hallway is a spacious utility room, which houses the boiler, additional kitchen units, and space for a freestanding washing machine and dryer. There's also room for a desk or additional storage, making it a versatile and practical extension of the kitchen area.

The first floor of the property offers three well-proportioned bedrooms, providing versatile space for family living. Completing the upper floor is a modern family bathroom, stylishly finished with a three-piece suite.

The property also has the added bonus of stairs into the loft room which can accommodate a double bed.



Property Information

-  FREEHOLD PROPERTY
-  3 BEDROOM PROPERTY
-  CONSERVATORY
-  GOOD SCHOOL CATCHMENT AREA
-  OUTBUILDING/OFFICE/ GYM
-  COUNCIL TAX BAND E (£2935 PER YEAR)
-  LOFT ROOM
-  CLOSE TO TRANSPORT LINKS
-  DRIVEWAY PARKING
-  UTILITY AND DOWNSTAIRS CLOAKROOM



x4

Bedrooms



x1

Reception Rooms



x1

Bathrooms



x2

Parking Spaces



Y

Garden



N

Garage

Tenure

Freehold

Front Garden

Block pathed front garden, parking for 2 cars.

Rear Garden

Stepping out through the French doors, you’re welcomed onto a patio area—ideal for outdoor dining or relaxing. Gated access to garden from shared driveway. Beyond the patio lies a well-maintained lawn, offering plenty of open space, and at the far end of the garden is a versatile outbuilding, currently set up as a gym or home office, providing a perfect space for work, fitness, or hobbies right at home.

Mobile Coverage

5G Voice & Data

Internet Speed

Ultra Fast

Transport Links

Langley (Berks) Rail Station - 1.2 miles
Iver Rail Station - 2 miles
Uxbridge Underground Station - 3.6 miles
Heathrow Airport - 5.3 miles

Schools

The Iver Village Junior School
Iver Village Infant School
The Chalfonts Community College
Burnham Grammar School
Beaconsfield High School
John Hampden Grammar School
Langley Grammar School
Plus many more.

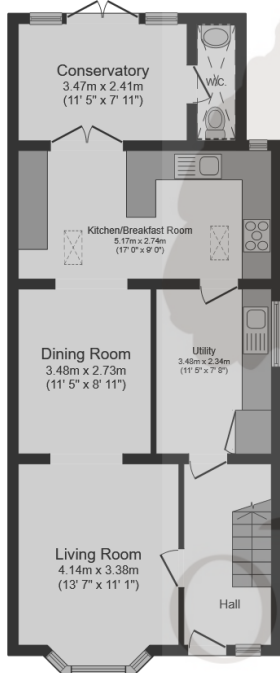
Local Area

Iver is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Heath has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centers of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.

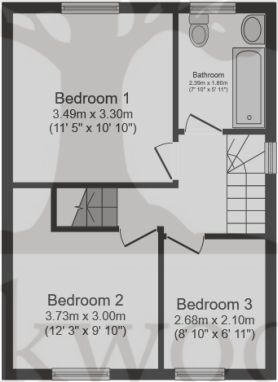
Council Tax

Band E

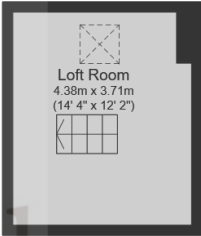
Floor Plan



Ground Floor
Floor area 65.2 sq.m. (702 sq.ft.)



First Floor
Floor area 38.1 sq.m. (410 sq.ft.)



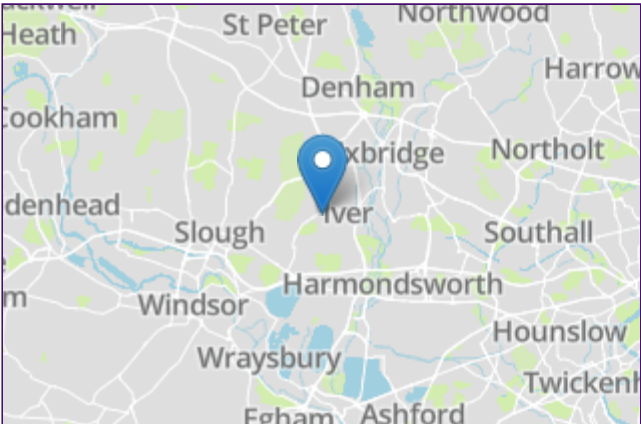
Second Floor
Floor area 16.1 sq.m. (173 sq.ft.)

Total floor area: 119.3 sq.m. (1,285 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	