



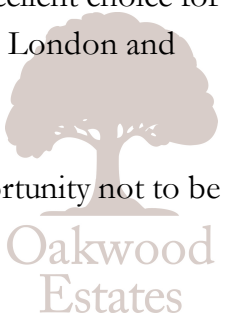
Oakwood Estates are pleased to present this charming and beautifully maintained two-bedroom detached cottage, ideally located on the highly sought-after Hollow Hill Lane in Iver. Blending character with modern comfort, this delightful home is perfectly suited to first-time buyers, downsizers, or investors.

The property offers spacious and well-proportioned accommodation throughout, featuring two generous bedrooms and stylish, well-kept interiors ready for immediate occupation.

Set on a generous plot, the property benefits from three off-street parking spaces, enhancing its practicality. The rear garden features a superb lodge, ideal as a guest suite, home office, or additional living space, along with a converted stable, providing excellent versatility.

Conveniently positioned within walking distance of the station, the property offers fast and easy access via the Elizabeth Line. A selection of highly regarded local schools are also nearby, making it an excellent choice for families. For commuters, the M40 and M4 are easily accessible, providing superb links to London and beyond.

This attractive cottage offers a rare combination of character, space, and location—an opportunity not to be missed.



Property Information

-  FREEHOLD
-  DETACHED COTTAGE
-  LODGE
-  DRIVEWAY PARKING FOR 3 CARS
-  CLOSE TO LANGLEY STATION
(ELIZABETH LINE)
-  COUNCIL TAX BAND D (£2,401 P/YR)
-  TWO DOUBLE BEDROOMS
-  CONVERTED STABLES
-  PEACEFUL LOCATION
-  GREAT SCHOOL CATCHMENT AREA



x2

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x3

Parking Spaces



Y

Garden



Y

Garage

Tenure

Freehold Property

Council Tax Band

D (£2,401 p/yr)

Plot/Land Area

0.04 Acres (160.00 Sq.M.)

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Location

Iver perfectly combines rural charm with modern convenience, making it an ideal place to call home. Its peaceful setting, characterized by rolling green fields and ancient woodlands, offers a serene escape from the hustle and bustle of city life. Despite its tranquil ambience, Iver benefits from excellent transport connections, including the M25, M4, and M40, as well as access to the Elizabeth Line, providing easy travel to central London.

This seamless blend of quietude and accessibility is complemented by a vibrant community spirit and a variety of local amenities. Residents can enjoy quaint village shops, cozy pubs, and recreational facilities, all contributing to Iver’s appeal as

Transport Links

NEAREST STATIONS

Langley Station - 0.5 miles

Iver Station - 1.3 miles

Slough Station - 2.4 miles

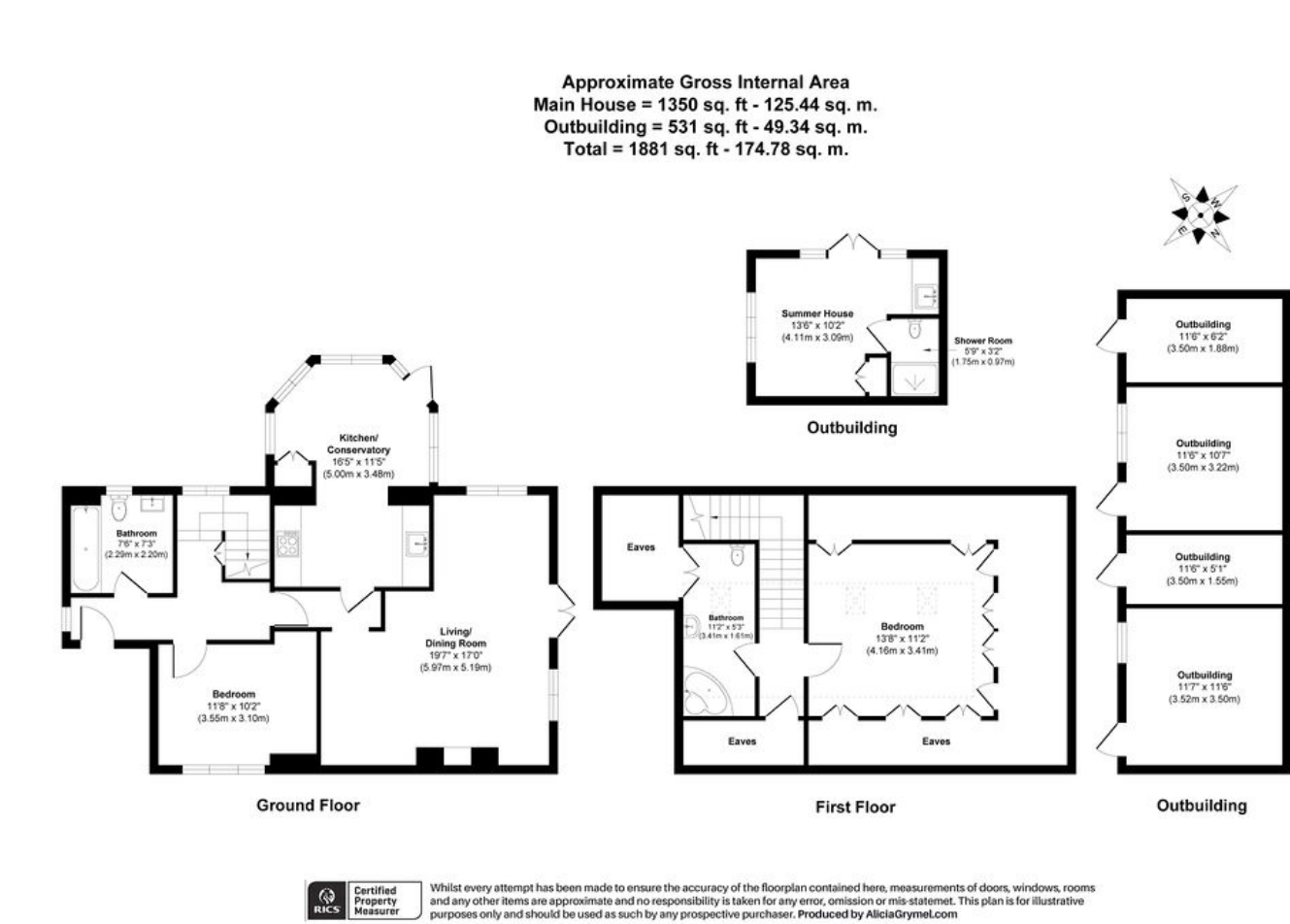
Schools

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

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.

