

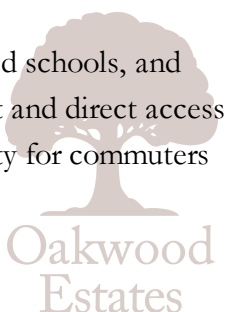


Oakwood Estates are delighted to present this beautifully maintained first-floor apartment, constructed in 2021 and situated within the exclusive Evreham Lodge development on Woodcock Way, in the heart of Iver. Comprising just two apartments within the building, with the remainder of the development consisting of detached and semi-detached homes, this property offers a rare sense of privacy and an attractive residential setting.

The property benefits from its own private entrance and garden, leading into a spacious entrance hall with stairs rising to the first floor. This unique arrangement provides excellent privacy and a distinct separation from neighboring properties, creating the feel of a standalone home.

The accommodation features a bright and spacious open-plan living area, seamlessly combining a contemporary fitted kitchen with integrated appliances and a generous lounge space, ideal for both everyday living and entertaining. There are two well-proportioned bedrooms and a stylish family bathroom, all presented to a high standard throughout.

Woodcock Way is conveniently positioned within easy reach of local amenities, highly regarded schools, and excellent transport connections. Iver Railway Station, served by the Elizabeth Line, provides fast and direct access into Central London, while the nearby M4, M25 and M40 motorways offer excellent connectivity for commuters and travellers alike.



Property Information

-  LEASEHOLD - 124 YEARS REMAINING
-  FIRST FLOOR APARTMENT, BUILT IN 2021 WITH OWN GARDEN AND PARKING
-  TWO WELL-PROPORTIONED BEDROOMS
-  QUIET RESIDENTIAL LOCATION IN IVER
-  EXCELLENT TRANSPORT LINKS VIA IVER RAILWAY STATION (ELIZABETH LINE)
-  COUNCIL TAX BAND - C (£2,246 P/YR)
-  SPACIOUS OPEN-PLAN LIVING AREA WITH MODERN KITCHEN
-  CONTEMPORARY FAMILY BATHROOM
-  CLOSE TO LOCAL SHOPS, SCHOOLS, AND AMENITIES
-  EASY ACCESS TO M4, M25 AND M40



x2

Bedrooms



x1

Reception Rooms



x1

Bathrooms



x1

Parking Spaces



Y

Garden



N

Garage

Tenure

Leasehold - 124 years remaining
Service Charge £1,183 per year

Council Tax Band

Band - C £2,246

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Transport

Iver Rail Station, part of the Crossrail network, is conveniently located just over a 1 mile away. Uxbridge Underground Station and Denham Rail Station, which serves the Chiltern Line, are also easily accessible with a short drive. Heathrow Airport is just a 15-minute car journey away, and the property benefits from close proximity to major motorways, including the M40, M25, and M4.

Schools

Iver Village Junior School and Iver Village Infant School are both within walking distance, making them easily accessible for families. Iver Heath Junior School is located approximately 1.5 miles away. The property falls within the catchment area for several esteemed schools, including Burnham Grammar School, The Chalfonts Community College, and Beaconsfield High School. Furthermore, there are numerous other educational institutions in the vicinity, providing ample options for families.

Area

Iver Village lies in Buckinghamshire, South East England, positioned four miles east of the bustling town of Slough and 16 miles west of London. Situated within walking distance of various local amenities, it's less than a mile from Iver train station (part of Crossrail), offering convenient access to London, Paddington, and Oxford. The area is easily accessible via the nearby motorways (M40/M25/M4) and Heathrow Airport is just a short drive away. It's also well-equipped with sporting facilities and surrounded by picturesque countryside, including Black Park, Langley Park, and The Evreham Sports Centre. Nearby, larger centres like Gerrards Cross and Uxbridge offer additional amenities, including a diverse selection of shops, supermarkets, restaurants, and entertainment options such as a cinema and gym.

Council Tax

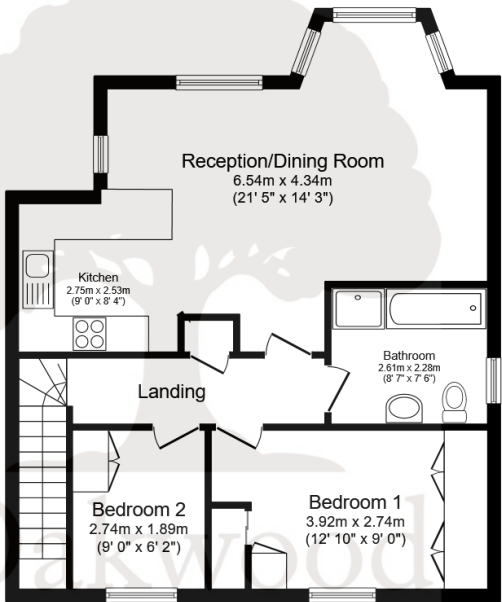
Band C

Floor Plan





Ground Floor



First Floor

Total floor area: 66.3 sq.m. (714 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](#)

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