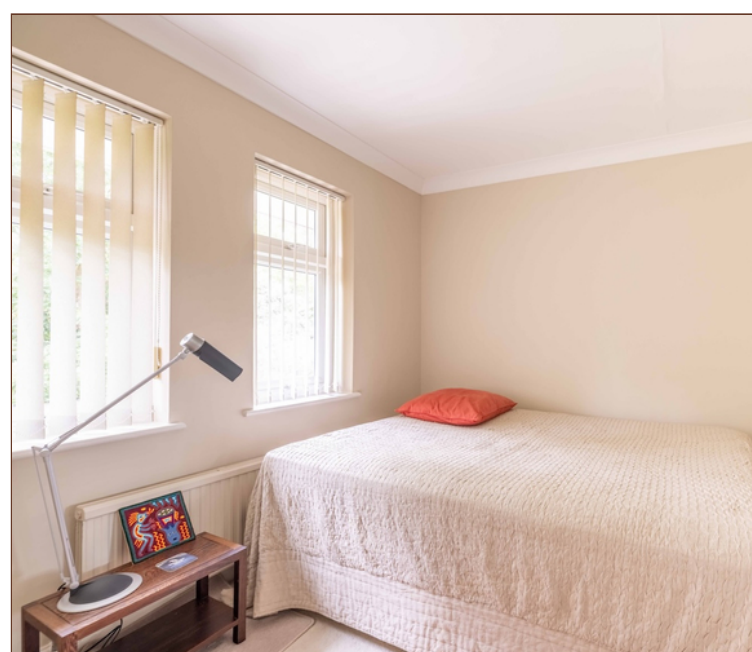
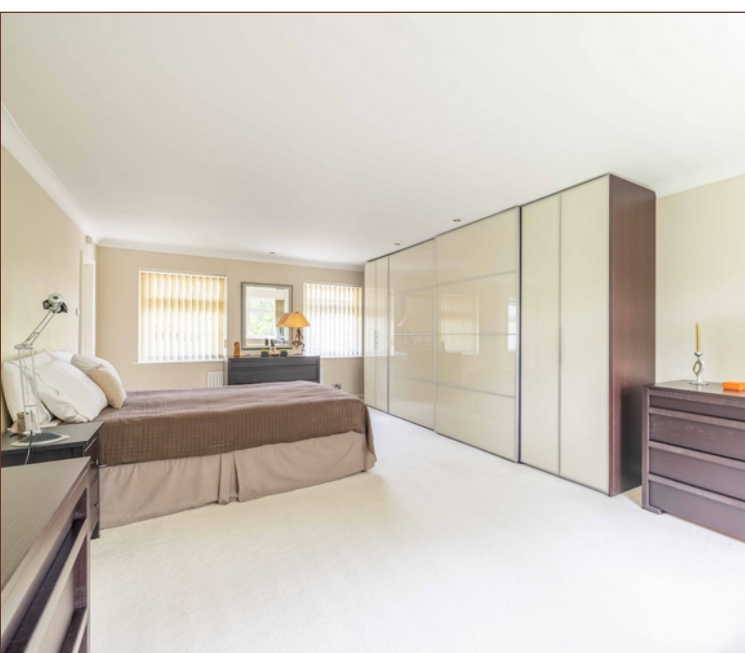




Oakwood Estates are delighted to present this exceptional three-bedroom, two-bathroom detached family home, enviably positioned at the end of the highly sought-after cul-de-sac, Potters Cross. Offering generous and versatile living accommodation throughout, this beautifully presented home is perfectly suited to modern family living while enjoying an idyllic setting overlooking the picturesque Home Cottage Farm.

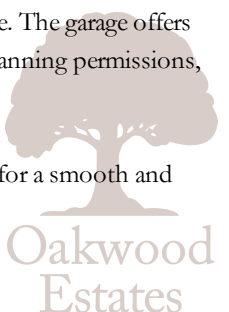
The ground floor comprises three well-proportioned reception rooms, providing flexible spaces for both formal entertaining and everyday family life. The spacious living room offers a welcoming atmosphere, while the additional reception rooms can be utilised as a dining room, family room, home office or playroom to suit a variety of lifestyles. A well-appointed kitchen serves the heart of the home and is complemented by a practical downstairs WC.

Upstairs, the property offers three generously sized bedrooms, including a superb principal bedroom benefitting from an en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, making the home ideal for growing families.

Externally, the property continues to impress with a beautifully maintained south-facing rear garden, featuring a generous patio area perfect for outdoor dining, entertaining, or simply enjoying the sunshine throughout the day. The garden also enjoys uninterrupted views across Home Cottage Farm, creating a wonderfully private and tranquil backdrop.

To the front, a substantial driveway provides off-street parking for up to four vehicles and leads to a large double garage. The garage offers excellent potential for conversion or the creation of additional living accommodation above, subject to the necessary planning permissions, presenting an exciting opportunity for future expansion.

Further enhancing its appeal, this outstanding family home is offered to the market with no onward chain, allowing for a smooth and straightforward purchase.



Property Information

-  FREEHOLD PROPERTY
-  POTENTIAL TO EXTEND (S.T.P.P)
-  THREE BEDROOMS
-  DRIVEWAY FOR 4 CARS
-  VIEWS OVER HOME COTTAGE FARM

-  COUNCIL TAX BAND: G ANNUAL PRICE: £4,211
-  NO ONWARD CHAIN
-  TWO BATHROOM (1 EN-SUITE)
-  DOUBLE GARAGE
-  GREAT SCHOOL CATCHMENT AREA



x4

Bedrooms



x2

Reception Rooms



x3

Bathrooms



x4

Parking Spaces



Y

Garden



Y

Garage

Tenure

Freehold Property

Council Tax

Band: G
Annual Price: £4,211

Plot/Land Area

0.20 acres

Mobile Coverage

5G voice and Data

Broadband

Basic: 14 Mbps
Superfast: 80 Mbps
Ultrafast: 1000 Mbps

Area

Iver Heath 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

Iver Railway Station is within easy reach, with Langley (Berks) Railway Station also close by. Uxbridge Underground Station is just a short drive away, providing excellent connections into Central London and beyond, while Heathrow Airport is conveniently accessible for both domestic and international travel. Denham Railway Station is also within comfortable proximity, offering a further range of transport links.

In addition, the M40, M25 and M4 motorways are all just a short drive away, providing superb road connectivity across London, the Home Counties and wider national motorway network, making the location ideal for commuters and frequent travellers alike.

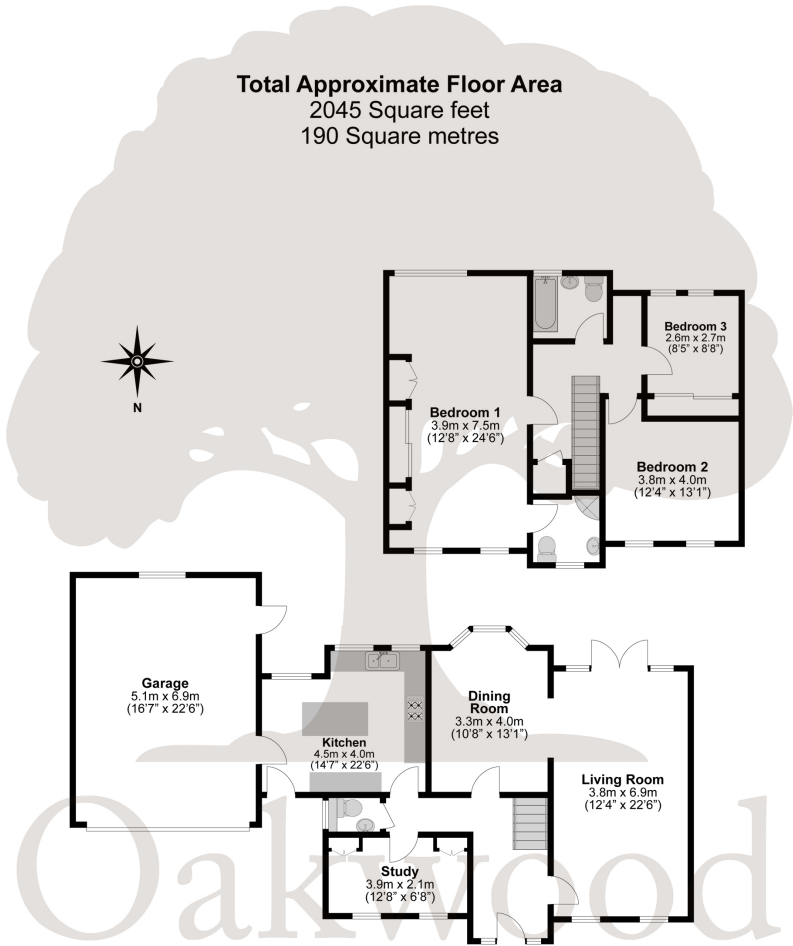
Schools

The educational landscape in the vicinity includes institutions like Iver Infant School and Nursery, which naturally feed into Iver Junior School. Further along the academic journey, students have access to The Chalfonts Community College, Bumham Grammar School, Beaconsfield High School, John Hampden Grammar School, and a host of other schools providing diverse educational pathways for learners.

Council Tax

Band G

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

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.

