



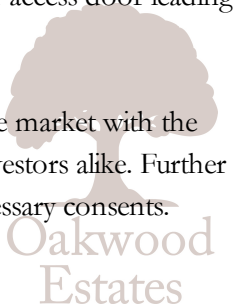
Oakwood Estates are proud to present this impressive four-bedroom, two-bathroom, two-reception link-detached family home, ideally positioned within a quiet and highly sought-after cul-de-sac.

Perfectly located just a short stroll from the heart of Iver Village, the property enjoys easy access to a variety of local shops, cafés and everyday amenities, while Iver Station (Elizabeth Line) is also within walking distance, providing fast and convenient connections into Central London, the City and beyond.

The well-designed accommodation is arranged over two floors. The ground floor comprises a welcoming entrance hallway, a convenient downstairs W.C., a study/bedroom five, a spacious open-plan lounge/dining room, and a well-appointed kitchen. To the first floor, the property offers three generous double bedrooms, with the principal bedroom benefiting from a private en-suite shower room, along with a modern family bathroom.

Externally, the front of the property features a pathway leading to the entrance door, with well-maintained lawns to either side complemented by mature planting, creating an attractive and welcoming approach. The rear garden is fully enclosed, making it ideal for families with children and pets, and offers a generous lawn area, established planting, and a rear access door leading directly to the garage.

Offering spacious and versatile living accommodation throughout, this superb home is presented to the market with the significant advantage of no onward chain, making it an ideal opportunity for families, commuters and investors alike. Further benefits include a private garage and excellent potential to personalise or enhance, subject to the necessary consents.



Property Information

-  FREEHOLD PROPERTY
-  PLOT SIZE 0.07 ACRES
-  TWO RECEPTION ROOMS
-  GARAGE
-  SHORT WALK TO IVER STATION
(ELIZABETH LINE)
-  COUNCIL TAX BAND: F ANNUAL PRICE:
£3,650
-  FOUR / FIVE BEDROOMS
-  TWO BATHROOMS
-  ENCLOSED GARDEN
-  SHORT DRIVE TO LOCAL MOTORWAYS


x4
Bedrooms


x2
Reception Rooms


x2
Bathrooms


x1
Parking Spaces


Y
Garden


Y
Garage

Tenure

Freehold Property

Council Tax Band

Band: F
Annual Price: £3,650

Plot/Land Size

0.07 acres

Mobile Coverage

5G Voice and Data

Broadband

Basic: 17 Mbps
Superfast: 80 Mbps
Ultrafast: 5500 Mbps

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>.

Transport

Iver Rail Station is within easy reach, while London Heathrow Airport is conveniently accessible. Uxbridge Underground Station is also a short distance away, and the property benefits from excellent road links, with the M4, M40, and M25 all easily accessible for commuting and travel.

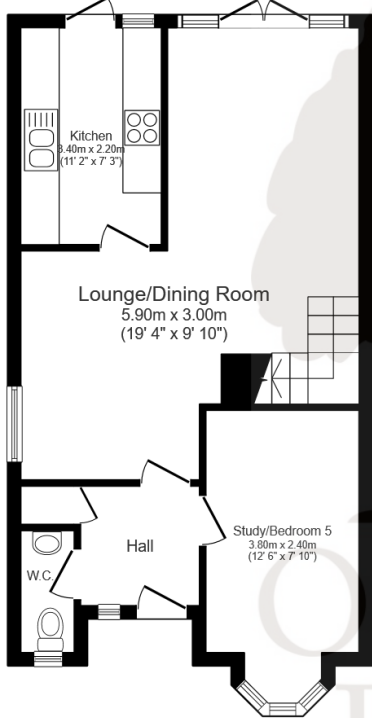
Area

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.

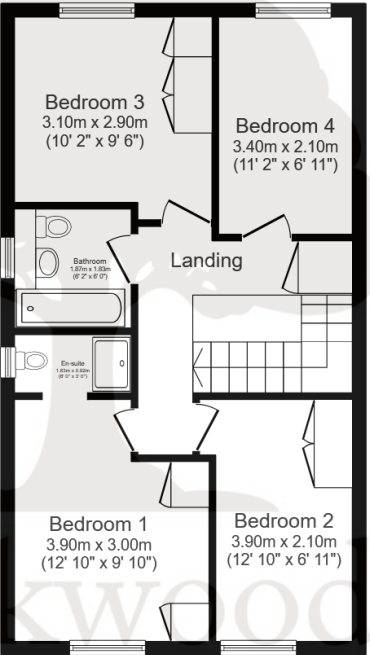
Council Tax

Band F

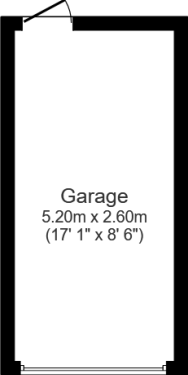
Floor Plan



Ground Floor



First Floor



Garage

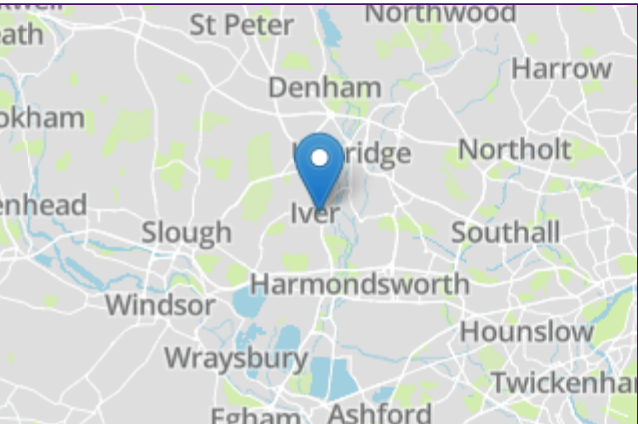
Total floor area: 116.7 sq.m. (1,257 sq.ft.)

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



Oakwood Estates

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+)	73	87
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	