













Oakwood Estates are delighted to present this well-proportioned and versatile three/four-bedroom family home, offering generous and adaptable accommodation arranged over two floors. Ideally suited to modern family living, the property also benefits from ample off-road parking for multiple vehicles.

Upon entering, a welcoming central hallway provides access to the bright and versatile front reception room. This flexible space can be utilised as a fourth bedroom, home office, playroom or additional sitting room, depending on the needs of the household.

To the rear, a spacious living room enjoys an abundance of natural light, with double doors opening directly onto the rear garden. This creates a wonderful setting for both relaxing and entertaining, while providing a seamless connection between the indoor and outdoor spaces.

The open-plan kitchen/dining room forms the heart of the home, offering ample workspace alongside a generous area for family dining. Its sociable layout makes it equally well suited to everyday family life and entertaining guests. A convenient ground floor shower room completes the accommodation on this level.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom and a further comfortable double bedroom. The third bedroom offers excellent flexibility and could be ideally suited as a nursery, guest bedroom, study or child's room. These rooms are served by a family bathroom fitted with a bath, wash hand basin and WC.

Externally, the property enjoys a rear garden, conveniently accessed directly from the living room, providing a pleasant outdoor space with potential for dining, entertaining and leisure.

Combining generous accommodation with a flexible layout, this attractive home is ideally suited to growing families, first-time buyers or those requiring additional space for working from home. The property is also conveniently located approximately a 15-minute walk from Iver Station, providing easy access to Crossrail/Elizabeth line services and excellent connections into London.

Oakwood Estates

Property Information

- FREEHOLD PROPERTY
- SPACIOUS THREE/FOUR-BEDROOM FAMILY HOME
- BRIGHT REAR LIVING ROOM WITH GARDEN ACCESS
- THREE WELL-PROPORTIONED FIRST-FLOOR BEDROOMS
- REAR GARDEN AND AMPLE PARKING
- COUNCIL TAX BAND: E ANNUAL PRICE: £3,088
- FLEXIBLE FRONT RECEPTION ROOM
- OPEN-PLAN KITCHEN/DINING ROOM
- GROUND FLOOR SHOWER ROOM
- APPROXIMATELY 15-MINUTE WALK TO IVER STATION

x3	x2	x2	x6	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure
Freehold Property

Council Tax Band
Band: E
Annual Price: £3,088

Plot Size
0.08 acres

Mobile Coverage
5G Voice and Data

Broadband
Ultrafast

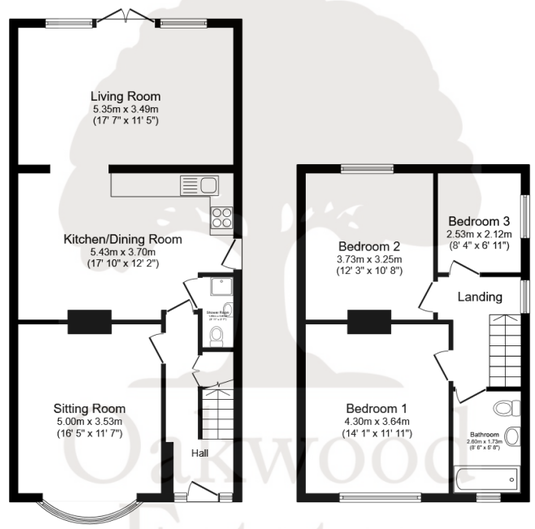
Schools
Iver Village Junior School and Iver Village Infant School are both within walking distance, making them easily accessible for families. The property falls within the catchment area for several esteemed schools, including Burnham Grammar School, The Chalfonts Community College, and Beaconsfield 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 E

Floor Plan



Total floor area: 111.9 sq.m. (1,207 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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