













Oakwood Estates are delighted to present this spacious and versatile four-bedroom, two-bathroom detached family home to the market.

Offering generous and flexible accommodation arranged over two floors, this property is ideally suited to families, multi-generational living or those looking for additional ground-floor bedroom space.

Upon entering the property, you are welcomed by a well-proportioned layout, with the ground floor comprising two bedrooms, a family bathroom, a separate utility room, two reception rooms and a spacious kitchen/dining room. The two reception rooms provide excellent flexibility, offering plenty of scope for both formal entertaining and relaxed family living. The kitchen/dining room provides a practical and sociable space, ideal for everyday family life and entertaining guests.

To the first floor, the property continues to impress with two further bedrooms and an additional bathroom, providing comfortable accommodation and flexibility for family members and guests alike.

Externally, the property benefits from block-paved areas to both the front and rear, creating a neat and low-maintenance outdoor environment. A particularly noteworthy feature is the substantial parking provision, with space for at least eight vehicles, making this an excellent opportunity for larger households, those with multiple vehicles or anyone requiring additional off-road parking.

Overall, this is a fantastic opportunity to acquire a substantial detached home offering flexible living accommodation, four bedrooms, two bathrooms and exceptional parking facilities. Early viewing is highly recommended to fully appreciate the space and versatility this property has to offer.

Oakwood Estates

Property Information

- FREEHOLD PROPERTY
- FOUR-BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- TWO GROUND-FLOOR BEDROOMS
- BLOCK-PAVED FRONT AND REAR
- COUNCIL TAX BAND: F ANNUAL PRICE: £3,650
- TWO BATHROOMS
- SPACIOUS KITCHEN/DINING ROOM
- SEPARATE UTILITY ROOM
- OFF-ROAD PARKING FOR AT LEAST EIGHT VEHICLES

x4	x2	x2	x8	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure
Freehold Property

Council Tax Band
Band: F
Annual Price: £3,650

Plot/Land Area
0.12 acres

Mobile Coverage
5G Voice and Data

Broadband
Basic: 7 Mbps
Superfast: 72 Mbps
Ultrafast: 1000 Mbps

Satellite / Fibre TV Availability
BT, Sky, and Virgin

Area
Situated on the sought-after Church Road in the heart of Iver, this property enjoys an excellent balance of village charm and superb connectivity. Iver Village offers a range of everyday amenities, including independent shops, cafés, restaurants, supermarkets, and highly regarded primary and secondary schools, making it an ideal location for families. For those who enjoy the outdoors, the surrounding area is home to a number of green open spaces, including Black Park Country Park, Langley Park, and Richings Park Golf Club, offering excellent opportunities for walking, cycling, and recreation.

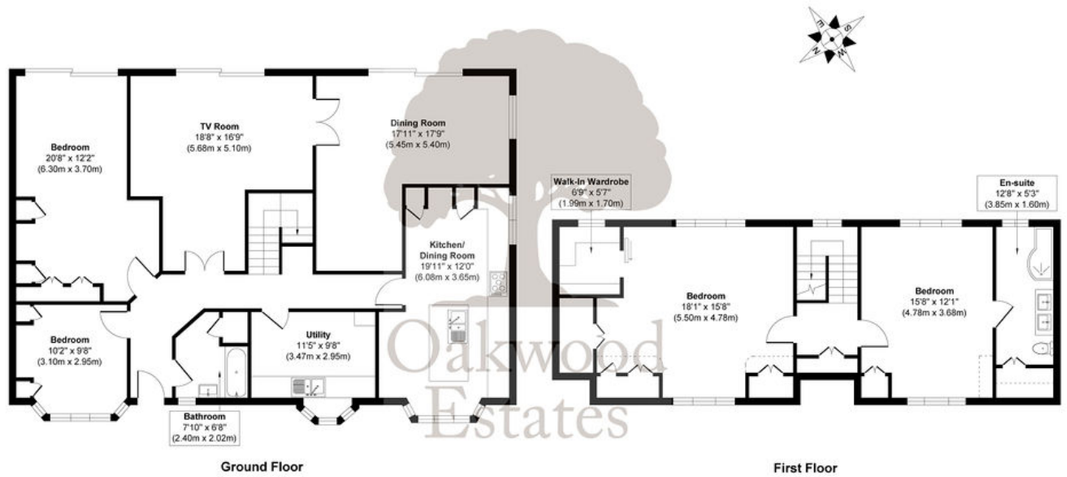
Schools
The property is conveniently located near a variety of educational institutions, catering to different age groups and preferences. Whether you're seeking an infant, junior, senior, private, or grammar school, the area offers a diverse range of options for students. To verify official school catchment areas, please visit the Buckinghamshire schools admissions webpage: https://services.buckscc.gov.uk/school-admissions/nearest.

Transport Links
The property is ideally located for commuters, with excellent transport connections by road and rail. Iver Station, served by the Elizabeth Line, is just a short distance away and provides fast, direct services to Paddington, Bond Street, Tottenham Court Road, Liverpool Street, Canary Wharf, and Reading, making travel into Central London and beyond both quick and convenient. The nearby M4, M25, and M40 motorway networks offer easy access to London, Heathrow Airport, the Thames Valley, and the wider motorway network, while Heathrow Airport is approximately 15 minutes away by car, making the location ideal for frequent travellers. Regular local bus services connect Iver with Uxbridge, Slough, Langley, and surrounding areas, while nearby towns provide further rail links, shopping, and leisure facilities.

Council Tax
Band F

Floor Plan

Approximate Gross Internal Area
Main House = 2053 sq. ft - 190.77 sq. m



RICS Certified Property Measurer

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statemet. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. **Produced by AliciaGrymel.com**

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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.

