



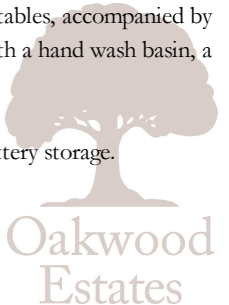
Oakwood Estates is thrilled to introduce this charming mid-terraced property to the market with the vendors having found their onward purchase, boasting three spacious double bedrooms and two inviting reception rooms. Situated in a tranquil cul-de-sac, this delightful home offers a sunny south-facing rear garden, perfect for enjoying the outdoors. Its convenient location allows for a short stroll to local shops, schools, and excellent transport links.

Upon entering the property, we are greeted by a welcoming entrance hallway. The staircase ascends to the first floor, accompanied by a convenient under-stairs cupboard. From here, doors lead to both the reception room and the kitchen. The reception room offers a pleasant front aspect view through its window, adorned with pendant lighting. It provides ample space for a three-piece suite, complemented by elegant wooden flooring. An opening leads to the inviting dining room, which boasts French doors that open out to the rear garden. Pendant lighting illuminates the room, creating a delightful ambience.

There is plenty of room for a large dining table and chairs, while the wooden flooring adds a touch of warmth. Moving on to the well-appointed kitchen features a window and a door that leads to the rear garden. Pendant lighting enhances the space, illuminating the mixture of wall-mounted and base-shaker kitchen units. The kitchen offers ample worktop space, as well as integrated appliances including an oven and a four-ring gas hob with an extractor fan above. A stainless steel sink and drainer are conveniently provided, along with space for a dishwasher and a washing machine. There is also ample room for a fridge/freezer, and the wooden flooring adds a touch of sophistication.

Ascending to the first floor, we find three generously sized double bedrooms and the family bathroom. Bedroom one impresses with a front aspect window, pendant lighting, and ample space for a king-size bed and bedside tables. A built-in wardrobe provides additional storage, while the wooden flooring adds a touch of elegance. Bedroom two offers a pleasant rear garden view through its window, accompanied by pendant lighting. There is enough space for a double bed and bedside tables, and a built-in wardrobe offers convenient storage. The room is completed with stylish wooden flooring. Bedroom three enjoys a front aspect view through its window, and pendant lighting adds a warm glow. There is ample space for a double bed and bedside tables, accompanied by appealing wooden flooring. Finally, the family bathroom features a frosted window overlooking the rear garden. It is equipped with a hand wash basin, a low-level WC, and a bath with a shower attachment, providing both functionality and comfort.

The property has solar panels fitted to it. 9x 410-watt panels. which gives 3.69 kilowatts of power. 5.2 kilowatts of battery storage.



Property Information

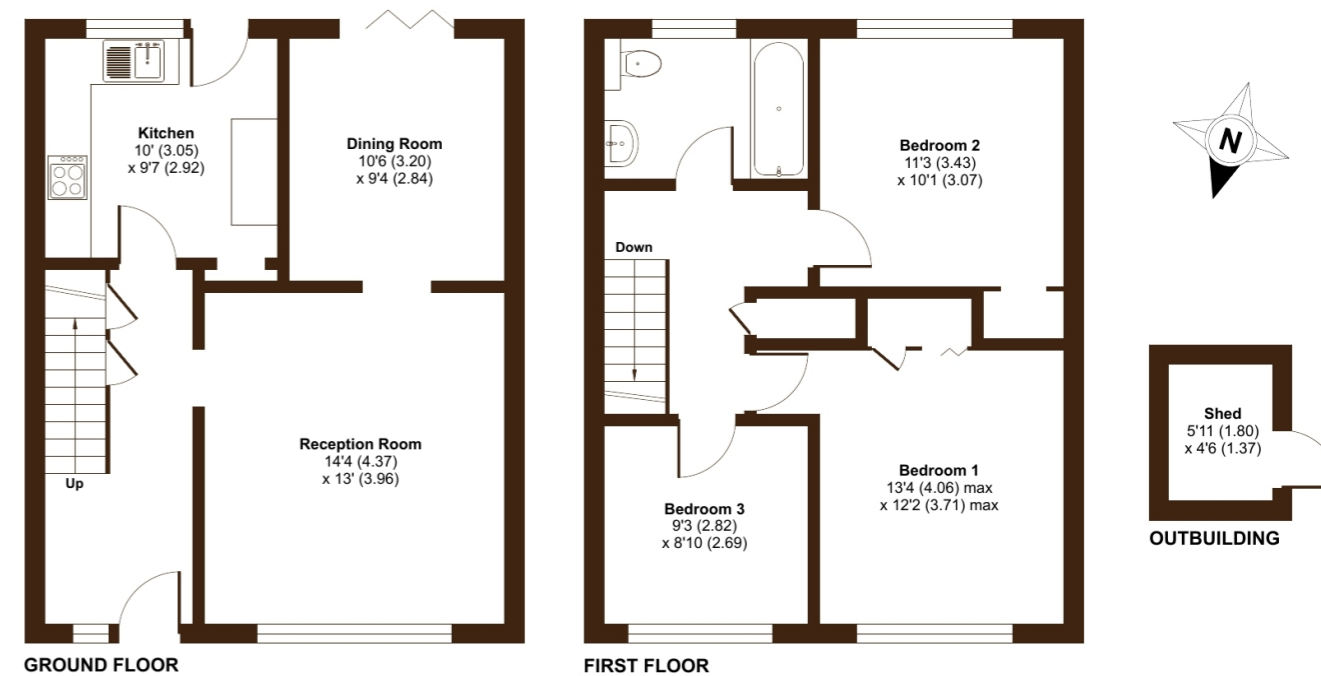
Floor Plan

- FREEHOLD
- COUNCIL TAX BAND D (£2,068 P/YR)
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOM
- SOUTH FACING GARDEN
- CLOSE TO LOCAL SHOPS AND AMENITIES
- 0.95 MILES TO IVER STATION
- DRIVEWAY PARKING
- PEACEFUL CUL-DE-SAC
- SOLAR PANELS WITH BATTERY STORAGE

Stonecroft Avenue, Iver, SL0

Approximate Area = 1010 sq ft / 93.8 sq m
 Outbuilding = 27 sq ft / 2.5 sq m
 Total = 1037 sq ft / 96.3 sq m
For identification only - Not to scale

x3	x1	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Oakwood Estates Property Agents Ltd. REF: 1012397



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.

Front Of House

Situated at the front of the property is a generously sized block-paved driveway, providing parking space for two cars. The driveway is thoughtfully designed and well-maintained, enhancing the overall curb appeal. Surrounding the driveway, mature landscaping adds a touch of natural beauty, while offering a sense of privacy. Furthermore, the property enjoys delightful views over the adjacent green space, providing a serene and picturesque setting.

Rear Garden

With its south-facing orientation, the rear garden is perfectly suited for outdoor entertainment. It boasts a spacious patio area, ideal for setting up a table, chairs, and a barbecue, providing a wonderful space for gatherings and relaxation. A well-defined pathway leads to the end of the garden, bordered by a lush lawn that invites you to take a leisurely stroll. Along the pathway, you'll find beautifully maintained and thoughtfully arranged mature planted flower beds, adding bursts of colour and fragrance to the serene atmosphere. Whether you're seeking a tranquil retreat or a lively social setting, this delightful garden offers the perfect backdrop for outdoor enjoyment.

Council Tax Band

D (£2,068 p/yr)

Additional Information

The property has solar panels fitted to it. 9x 410-watt panels, which gives 3.69 kilowatts of power. 5.2 kilowatts of battery storage.

Land/Plot Area

0.04 Acres (165.00 Sq.M.)

Mobile Coverage

5G Voice & Data

Internet Speed

Ultrafast

Schools

- Iver Infant School and Nursery
- Iver Junior School
- The Chalfonts Community College
- Burnham Grammar School
- Beaconsfield High School
- John Hampden Grammar School
- Plus many more.

Transport

- Iver Station - 0.95 miles
- Langley (Berks) Station - 1.37 miles
- Uxbridge Underground Station - 2.46 miles
- Heathrow Terminal - 3.67 miles

Area

Iver Village 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.

