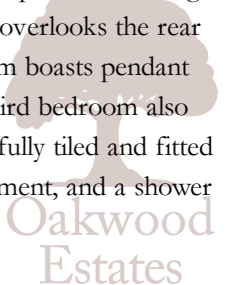


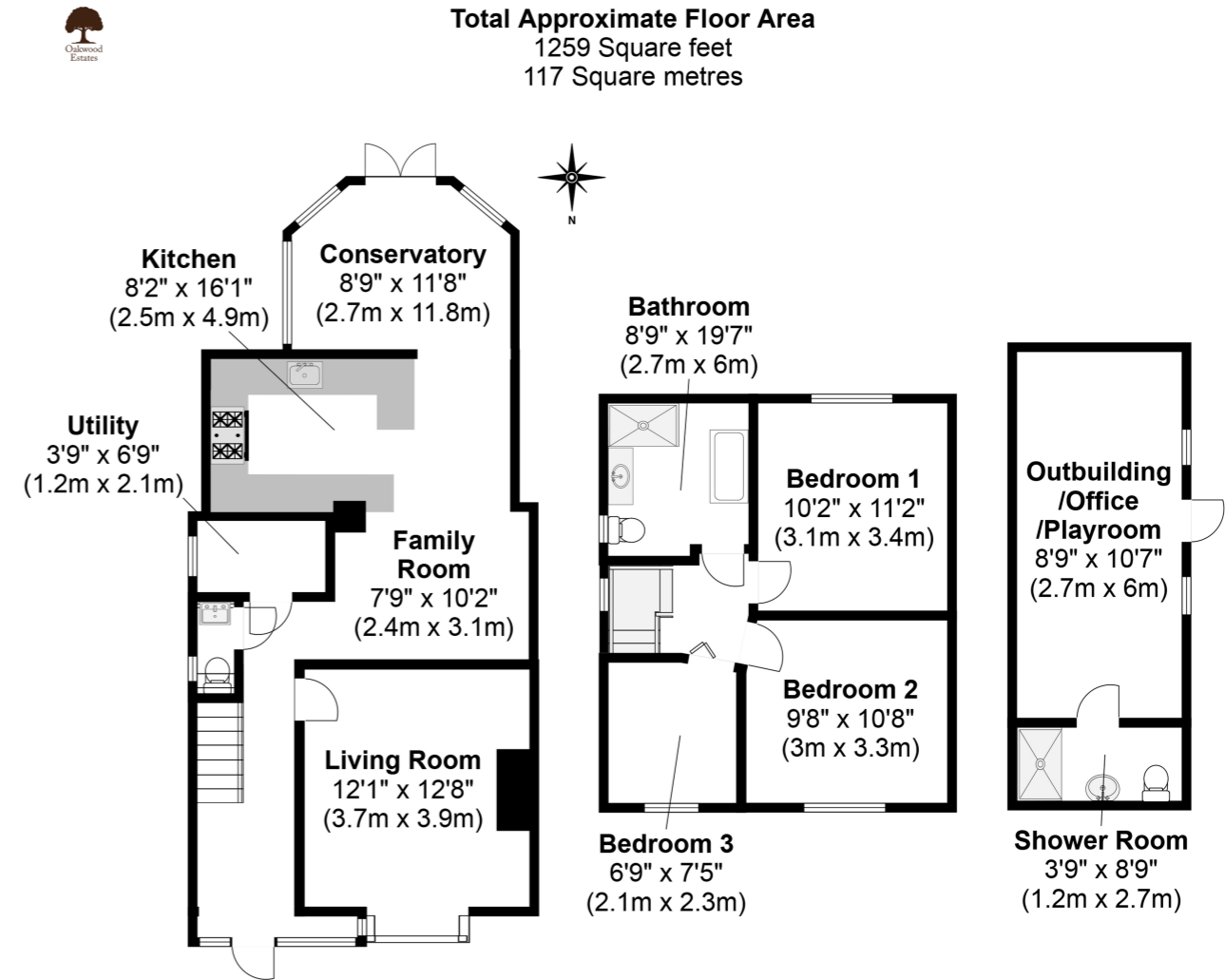
We are pleased to present this beautifully maintained three-bedroom semi-detached property, exclusively available through Oakwood Estates. Located in a tranquil cul-de-sac, the property is conveniently positioned just over a mile and a half from Iver Train Station (Crossrail/Elizabeth Line) and boasts excellent access to local schools and amenities. This stunning family home has been refurbished to a high standard with a contemporary touch, offering a comfortable and stylish living experience. Additional features include off-street parking for two vehicles and an outbuilding complete with its own shower room.

Upon entering the property through the entrance hallway, one will immediately notice the tiled flooring and staircase leading to the first floor. The hallway also provides access to the Living Room, Family Room, Utility, and downstairs WC via separate doors. The spacious living room is situated on the right-hand side of the hallway and boasts a large bay window overlooking the front aspect, pendant lighting, a built-in TV area, and ample room for living room furniture. On the left-hand side of the hallway, you will find the downstairs WC which is fitted with a low-level WC, hand wash basin with mixer tap, and a vanity unit below. Moving straight ahead from the hallway, you will come across the utility room which is equipped with sufficient space for utility machines and storage. The family room, located adjacent to the utility room, features pendant lighting, room for family room furniture and leads into the kitchen. The kitchen boasts pendant lighting, a skylight above, a combination of eye-level and base kitchen units, granite worktops, a gas hob with an extractor fan above, an integrated electric oven and fridge/freezer, a breakfast bar, and leads into the conservatory. The conservatory provides ample space for conservatory furniture and features French doors leading out to the patio. Ascending to the first floor via the staircase, one will discover three bedrooms and a family bathroom. The first bedroom overlooks the rear aspect and includes pendant lighting, fitted storage, and ample space for a kingsize bed. The second bedroom boasts pendant lighting, a window overlooking the front aspect, fitted storage, and enough room for a king-size bed. The third bedroom also includes a window overlooking the front aspect and sufficient space for a single bed. The family bathroom is fully tiled and fitted with a low-level WC, hand wash basin with mixer tap and vanity unit below, a roll-top bath with shower attachment, and a shower cubicle.



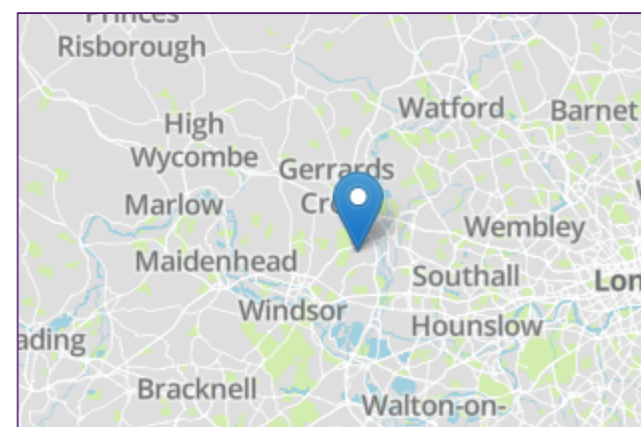
-  FREEHOLD
-  NO CHAIN
-  FAMILY BATHROOM
-  DOWNSTAIRS WC
-  SOUTH FACING GARDEN
-  COUNCIL BAND - E £2,527
-  3 BEDROOMS
-  UTILITY ROOM
-  OUTBUILDING WITH SHOWER ROOM.
-  THREE RECEPTION ROOMS

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



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)	58	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Front Of House

At the front of the property, there is a gravel driveway that can accommodate two cars for off-street parking. Additionally, there is a shared driveway that leads to the rear of the property. The area is surrounded by mature planting, which adds to the overall aesthetic appeal.

Rear Garden

The south-facing rear garden is predominantly laid to lawn, and it boasts a large patio area that leads to the outbuilding. A gravel pathway meanders through the garden and takes you towards the rear, where you will encounter a beautiful Oak tree.

Outbuilding

The outbuilding is versatile and could serve multiple purposes, such as a grannie annexe, playroom, or home office. The outbuilding features spotlighting and measures 8'9" x 10'7" in size. Additionally, the outbuilding has its own shower room, which is fitted with a low-level WC, a wall-mounted hand wash basin with a mixer tap, and a shower cubicle.

Tenure

Freehold

Council Tax Band

E (£2,527 p/yr)

Plot/Land Area

0.07 Acres (271.00 Sq.M.)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

Transport

- Iver Rail Station - 1.75 miles
- Uxbridge Underground Station - 2.21 miles
- Denham Rail Station - 3.44 miles

School Catchment

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

Area