













Oakwood Estates is pleased to introduce this charming end-of-terraced property to the market, boasting three bedrooms and two reception rooms. An attractive feature of this listing is the absence of any onward chain. Additionally, the property includes a convenient garage and a fully enclosed rear garden. Its prime location ensures easy access to local schools and amenities, all within a short, level walk. There is also scope to do a rear extension subject to planning permission.

Upon entering the property, you'll find yourself in the main entrance hallway, a central hub that provides access to various areas of the home. The hallway includes a staircase leading to the first floor, access to a convenient WC, the welcoming Living Room, Kitchen/Dining Room, and fitted storage. The cloakroom, with a window overlooking the front aspect, is equipped with a low-level WC and a hand wash basin. The spacious living room measures 11'8" x 13'4", offering sliding doors that lead out to the garden, ample room for a large sofa, and boasts beautiful hard wooden flooring. The Kitchen/Dining Room, spanning 9'5" x 20', features a front-facing window, providing plenty of space for a dining table and chairs. On the kitchen side, there's a rear garden-view window, a combination of wall-mounted and base kitchen units, integrated appliances including a four-ring gas hob, oven with an extractor fan above, stainless steel sink with a mixer tap, and room for a washing machine, dryer, and dishwasher. Additionally, there's a convenient door leading to the rear garden.

Moving on to the first floor, you'll discover three inviting bedrooms and the family bathroom. Bedroom one, sized 11'8" x 11'8", offers a rear-facing window, accommodating a king-size bed, bedside tables, wardrobe space, and carpeted flooring. Bedroom two, measuring 9'8" x 11'4", features a rear aspect window, space for a double bed, bedside tables, a built-in wardrobe, and plush carpeting underfoot. Bedroom three, measuring 9'8" x 8'2", enjoys a front-facing window, perfect for a single bed and includes a built-in wardrobe. The family bathroom, equipped with a frosted front-facing window, features a bath, sink, and a low-level WC, providing essential amenities for daily living.



Property Information

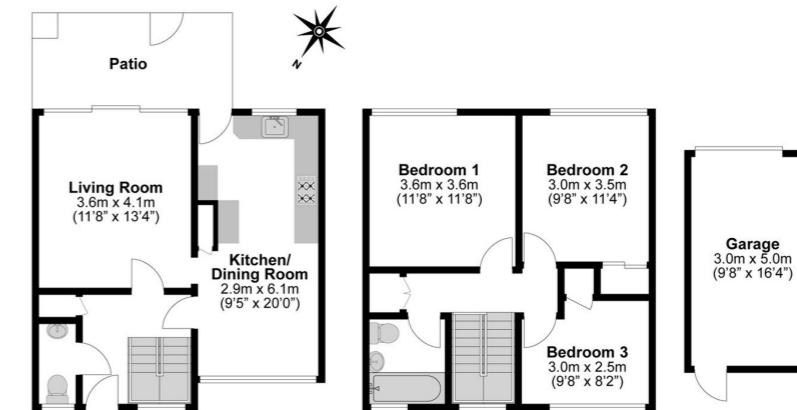
-  FREEHOLD
-  NO CHAIN
-  GARAGE
-  CLOSE TO AMENITIES/SCHOOLS
-  POTENTIAL TO EXTEND (S.T.P.P)
-  COUNCIL TAX BAND D (£2,176 P/YR)
-  THREE BEDROOMS
-  ENCLOSED REAR GARDEN
-  GREAT TRANSPORT LINKS
-  GREAT SCHOOL CATCHMENT

					
x3	x2	x1	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan

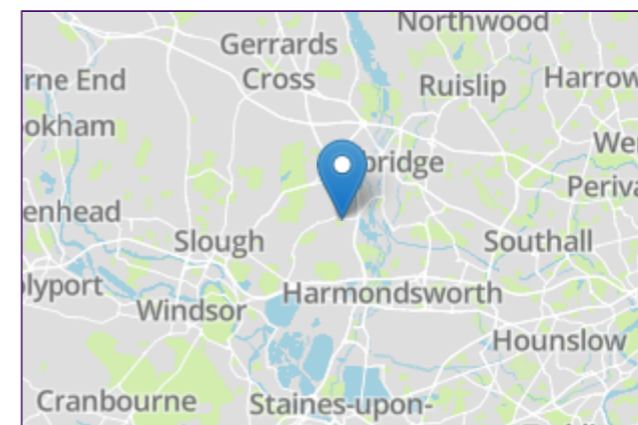


Total Approximate Floor Area
1194 Square feet
111 Square metres



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			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Front Of House

At the front of the property, you'll find a pathway that guides you to the front door, a charming front lawn adorned with a stunning magnolia tree, and another grassy area extending along the side of the property.

Rear Garden

The back garden boasts a spacious covered patio area, perfect for entertaining guests. It is predominantly covered in a lush green lawn, adorned with well-established plants and trees. Additionally, there's a pathway leading to the garage, a shed, and a convenient gate.

When you glance back at the property, you'll notice the immense potential for a ground-floor extension, pending approval from the relevant planning authorities

Tenure

Freehold

Council Tax Band

Council tax band
D (£2,176 p/yr)

Plot/Land Area

0.05 Acres (186.00 Sq.M.)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

School Catchment

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 Links

Iver Rail Station - 0.87 miles
Langley (Berks) Rail Station - 1.57 miles
Uxbridge Underground Station - 2.29 miles
Heathrow Terminal - 3.53 miles
Denham Rail Station - 4.05 miles

Local 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.