

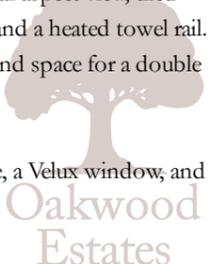


Oakwood Estates is thrilled to showcase a beautifully presented, stylish two-bedroom mid-terraced period property now available on the market. Conveniently located just a short stroll from Iver Village Centre, the residence offers excellent proximity to local schools, amenities, and transportation options, including Iver Train Station (Crossrail/Elizabeth Line) situated less than a mile away. The property boasts a spacious living/dining room, a kitchen extension, a downstairs shower room, two first-floor bedrooms, an ensuite bathroom, and an additional loft conversion. The rear of the property features a sizable garden leading to a garage and off-street parking.

Upon entering the property, the porchway seamlessly leads into the living/dining room, showcasing hardwood flooring, a striking fireplace with a log burner, integrated storage including an understairs cupboard, a sash window with a front aspect view, stairs ascending to the first floor, ample space for substantial living and dining room furniture, and a doorway opening into the kitchen. The generously sized kitchen extension is fitted with a combination of wall-mounted and base-shaker kitchen units, a spacious kitchen island featuring a butler sink and a mixer tap, a four-ring gas hob with an extractor fan above, an integrated oven, an integrated fridge freezer, Velux windows, space for a washing machine, a door leading to the downstairs shower room, a door opening to the garden, and tiled flooring with underfloor heating. The fully tiled shower room includes a frosted window overlooking the rear aspect, a towel rail, a hand wash basin with a mixer tap, and a shower cubicle.

Ascending to the first floor, you'll find two double bedrooms and a family bathroom. The primary bedroom boasts a sash window with a French shutter overlooking the rear garden, fitted wardrobes, space for a king-size bed and bedside tables, a loft hatch with a ladder leading to the loft room, and a doorway to the ensuite/family bathroom. The ensuite bathroom features a frosted sash window with a rear aspect view, tiled surroundings, a spacious bath, a hand wash basin with a mixer tap, a low-level WC, a shower cubicle with a rain shower, and a heated towel rail. Bedroom two, a well-proportioned double, includes a sash window with a French shutter overlooking the front aspect and space for a double bed and wardrobes.

The additional loft room is spacious, offering ample room for a substantial office or hobby space, abundant eaves storage, a Velux window, and hardwood flooring.



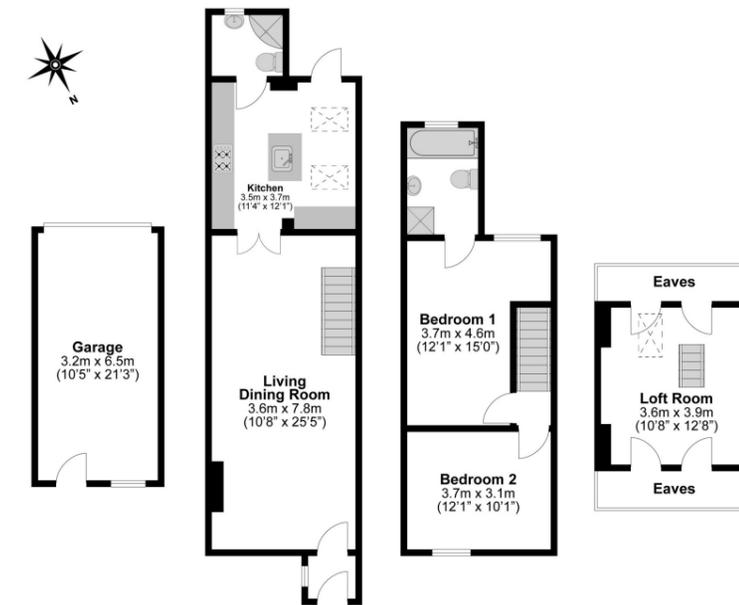
## Property Information

-  FREEHOLD
-  BEAUTIFULLY PRESENTED SOUGHT AFTER PERIOD PROPERTY
-  LARGE LIVING/DINING ROOM
-  BONUS LOFT ROOM
-  SOUTH FACING REAR GARDEN
-  COUNCIL TAX BAND BAND D (£2,176 P/YR)
-  TWO DOUBLE BEDROOMS
-  EXTENDED KITCHEN
-  GARAGE & PARKING
-  CLOSE TO SCHOOLS, AMENITIES, AND TRAVEL LINKS

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

## Floor Plan

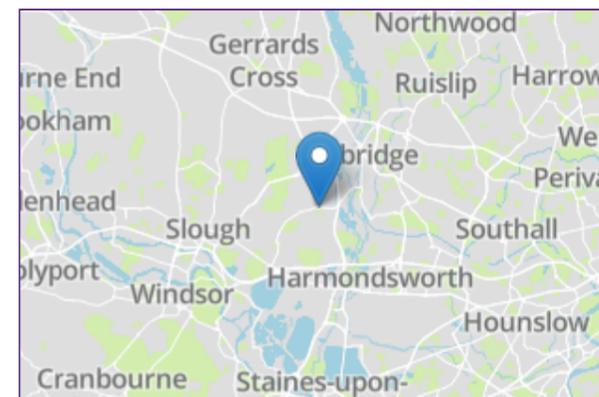
Total Approximate Floor Area  
1292 Square feet  
120 Square metres



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		86
(69-80)	C	70	
(55-68)	D		
(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 property's forefront, there lies a charming front garden enclosed by a picket fence, featuring a gate that leads to the pathway. A Victorian tiled pathway gracefully guides you to the front door, adorned with a blend of paving and slate shingle. Enhancing the landscape, a delightful tree offers a touch of screening from the road.

### Rear Garden

The rear garden is South Facing and features a lush lawn, complemented by a raised decking area that provides ample room for a table and chairs, a BBQ, and sun loungers. A gravel pathway meanders through the garden, leading to the rear, where you'll find the garage and off-street parking. Abundant mature plantings enhance the aesthetic appeal, and the fully enclosed space adds an extra advantage, making it an ideal setting for families with children and pets.

### Tenure

Freehold

### Council Tax Band

Band D (£2,176 p/yr)

### Plot/Land Area

0.05 Acres (206.00 Sq.M.)

### Mobile Coverage

5G Voice and data

### Internet Speed

Ultrafast

### Schools

Primary Schools

The Iver Village Junior School - 0.1 miles away

Iver Village Infant School - 0.2 miles away

Iver Heath Infant School and Nursery - 1.2 miles away

Iver Heath Junior School - 1.3 miles away

Secondary Schools

The Langley Academy - 2 miles away

Chalfont Community College - 9.2 miles away

Plus many more.

### Transport Links

Closest Stations

Iver (0.8 miles)

Langley (1.5 miles)

West Drayton (1.9 miles)

Situated in proximity to the M40, M25, and M4 motorway networks, this property is just a brief drive away from Heathrow Airport.