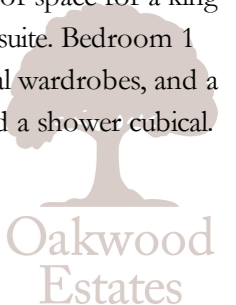


Oakwood Estates are delighted to bring to the market this modern 3-bedroom detached family home situated at the end of a quiet cul-de-sag, less than a mile from Iver Station (Crossrail), and a short distance from Iver Village centre with an abundance of local amenities, schools, and additional travel links. The property has the benefit of off-street parking for two cars, and a good size wraparound garden, and is finished to a high modern standard throughout the property.

The property comprises an entrance hallway featuring tiled flooring, double french doors leading into the Living/dining room, and doors providing access to two of the double bedrooms. The living/dining room is an excellent size and has plenty of space for living and dining room furniture, bi-folding doors leading to the rear garden, under-stairs storage, stairs rising to the first floor, tiled flooring, and a door leading to the kitchen. The kitchen features a window overlooking the front aspect, a mixture of eye-level and base kitchen units, stainless steel sink and drainer with a mixer tap, and a number of integrated appliances including a dishwasher, oven and hob, and fridge/freezer. There is also a breakfast bar and a hidden utility area and tiled flooring. Bedroom 2 is an excellent size and features a window overlooking the rear garden, plenty of space for a king-size bed, fitted storage, carpeted flooring, and a door leading to the Ensuite Jack and Jill shower room. The Ensuite is fully tiled, with a frosted window overlooking the side aspect, a low-level WC, a hand wash basin with mixer tap, and a walk-in shower cubicle. Bedroom 3 is also an excellent size with a window overlooking the front aspect, plenty of space for a king-size bed, space for a wardrobe, and carpeted flooring. To the first floor is bedroom 1 and a shower ensuite. Bedroom 1 features space for a double bed, carpeted flooring, windows overlooking two aspects, space for additional wardrobes, and a door leading to the Ensuite. The ensuite is fully tiled and features a low-level WC, a hand wash basin, and a shower cubical.



Property Information

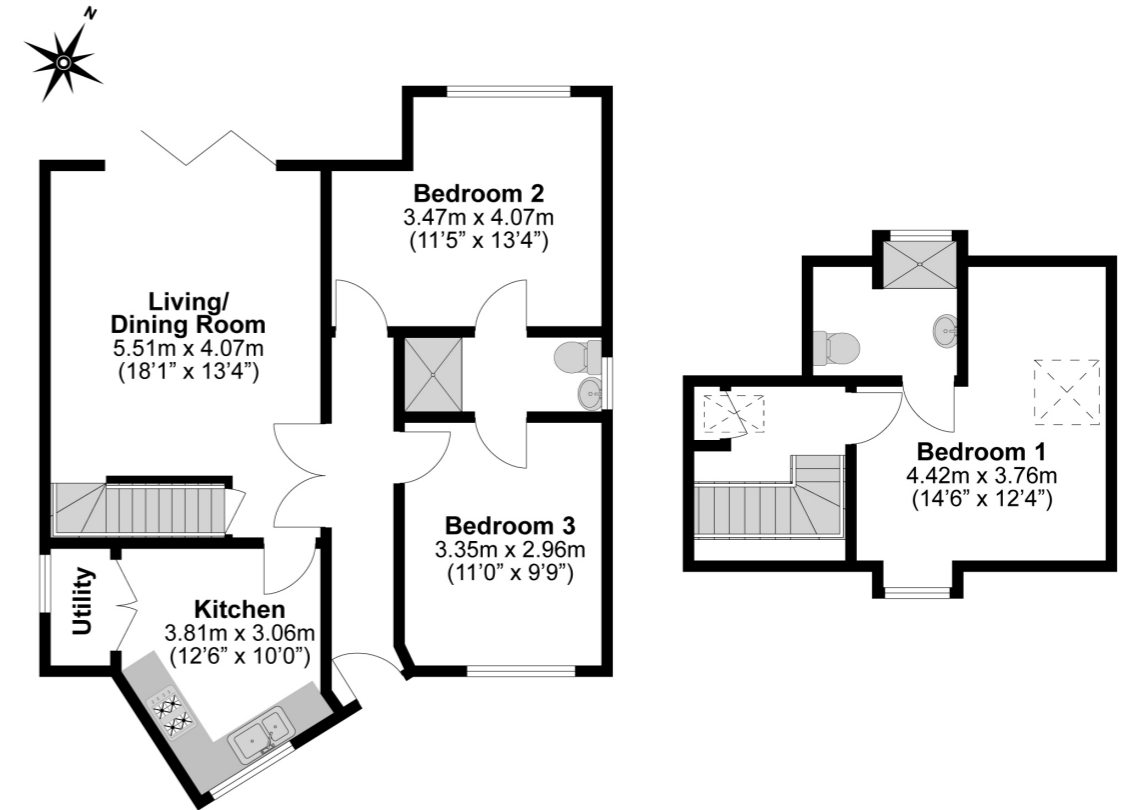
-  FREEHOLD
-  NO CHAIN - AVAILABLE TO BUY NOW
-  TWO SHOWER ROOMS
-  MODERN
-  CLOSE TO IVER VILLAGE CENTRE
-  COUNCIL BAND - E £2,527
-  THREE BEDROOMS
-  REAR GARDEN
-  CLOSE TO IVER STATION (CROSSRAIL)
-  CLOSE TO MOTORWAYS (M40, M4 & M25)

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

Floor Plan

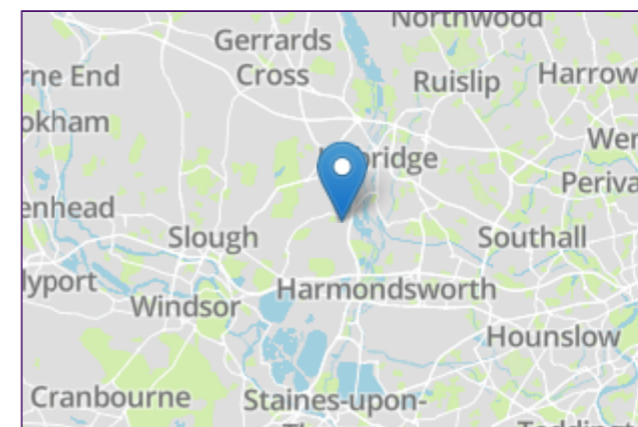


Total Approximate Floor Area
999 Square feet
93 Square metres



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			
(92-100)	A		89
(81-91)	B		
(69-80)	C	76	
(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

Driveway parking for two cars, and access to the rear garden.

Rear Garden

The rear garden is mainly laid to lawn, the garden is also easy to maintain.

Tenure

Freehold

Council Tax Band

E (£2,527 p/yr)

EPC

C (76) potential B (89)

Expires 27 July 2031

Internal Area

999 Square feet

Broadband Speed

Ultrafast

Mobile Coverage

4G

Transport Links

Iver Rail Station - 0.68 miles

West Drayton Rail Station - 1.58 miles

Uxbridge Underground Station - 2.29 miles

London Heathrow Airport - 3.82 miles

M40 - 4.3 miles

M25 - 5.4 miles

M4 - 4.1 miles

School Catchment

Iver Village Infant School - 0.89 miles

Iver Village Junior School - 0.99 miles

Burnham Grammar School - 6.63 miles

The Chalfonts Community College - 7.57 miles

Beaconsfield High School - 8.79 miles

John Hampden Grammar School - 13.46 miles

Location

Iver Village is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London.

Located within walking distance of various local amenities and less than a mile from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away.

Iver Village has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centres of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.

Council Tax

Band E