

Leas Drive, Iver, Buckinghamshire, SL0 9RD

£435,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Offered with no onward chain and located in a popular residential road in Iver, B Simmons are delighted to present to the market this deceptive, extended semi detached house within walking distance of local shops and amenities.

The property is well presented throughout with light and airy, spacious accommodation. As you enter through the front door you are greeted by an entrance porch and hallway with stairs leading to the the first floor. Adjoining doors provide access to a modern fitted kitchen which overlooks the front garden, a spacious sitting room and the extension to create a separate dining area with patio doors out to the rear garden. On the first floor landing there is access to loft storage space, a family bathroom fitted with a matching white suite and shower over the bath, and two double bedrooms both having built in wardrobes. Outside there is a private rear garden predominantly laid to lawn with flower and shrub borders, a patio area ideal for outside entertaining, a storage shed, a gate giving side access and double gate vehicular rear access. To the front the house is set back from the road with a decent sized garden predominantly laid to lawn with tree, flower and shrub borders and a pathway leading to the front door. The property also benefits from having a garage with power and lighting which is accessed via a service road directly behind the property.

Iver is a semi-rural village location situated between Uxbridge and Slough in the county of Buckinghamshire. There are local shops, bus routes and amenities within walking distances of the property, and Iver has its own railway / Elizabeth line station. The area offers beautiful countryside walks with Iver Heath, woodland and open farmland all within close proximity. Just a short drive away Black Park offers its own beautiful woodland walks and great activities like Go Ape and Segway hire as just a few examples.

Council Tax Band: D / EPC Rating: D

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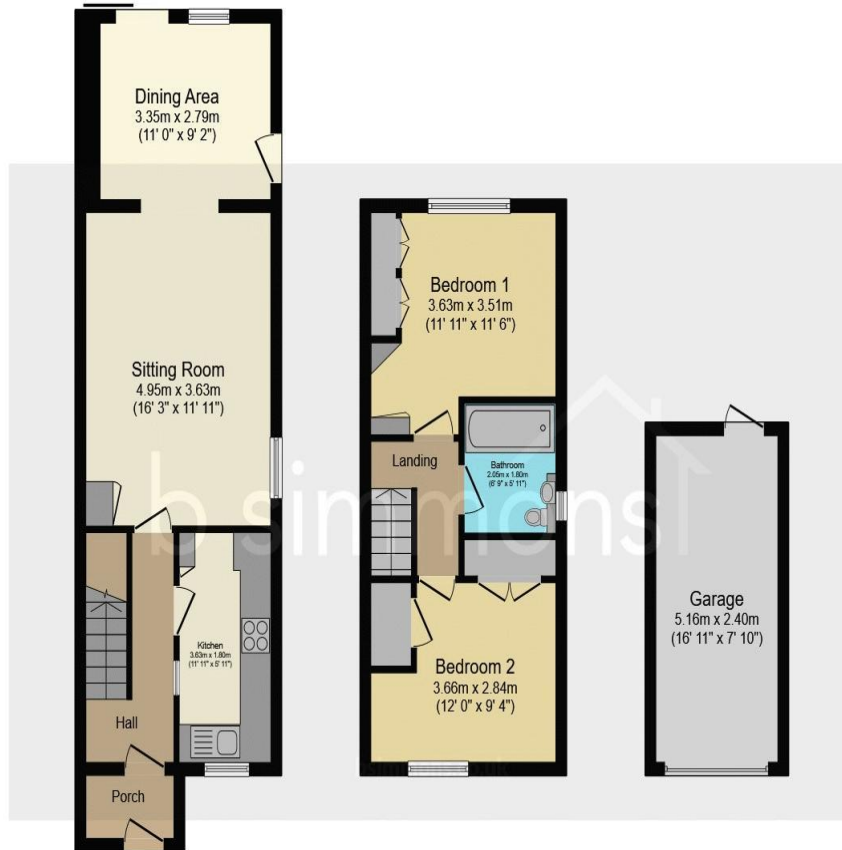
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Ground Floor

Floor area 44.4 m²
(478 sq.ft.)

First Floor

Floor area 31.5 m²
(339 sq.ft.)

Garage

Floor area 12.4 m²
(133 sq.ft.)

TOTAL: 88.3 m² (951 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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