

# Stonecroft Avenue

Iver • Buckinghamshire • SL0 9QG  
Offers In Excess Of: £600,000



coopers  
est 1986



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ANOTHER PROPERTY SOLD BY COOPERS. An immaculately presented three bedroom detached bungalow, on a good-sized plot, situated in the village of Iver. It is within walking distance of a range of local shops including the Post Office and three good local schools are one mile or less from the property. The bungalow has excellent transport links with an easy commute to Uxbridge, Heathrow and further afield via the M4 and M25. The local train station, which is a mile away, provides direct access into London within 30 minutes. The property comes with a high specification self-contained Annex which is situated at the bottom of the secluded garden.

ANOTHER PROPERTY SOLD BY COOPERS

Two bedrooms plus loft room

Open plan living room/dining room

Well presented kitchen

Wet room/shower room

Superb one bedroom annex

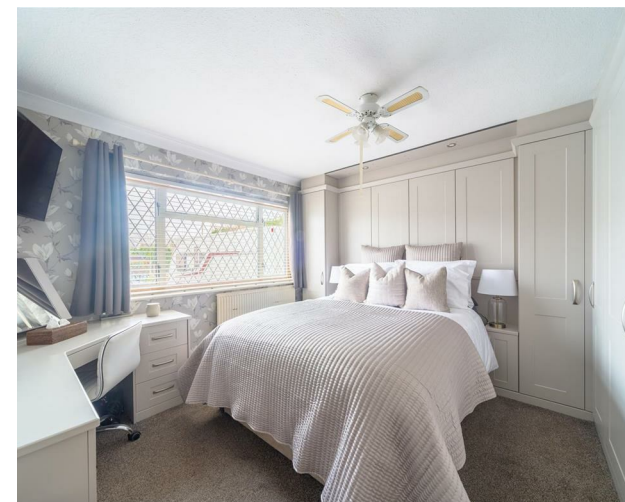
Good size west facing garden with decking

Garage with driveway parking

Previous planning permission granted

Sought after location

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







#### **Situation**

Stonecroft Avenue is situated in the popular area of Iver on the outskirts of Uxbridge just minutes away from the Iver High Street. Iver has a range of local amenities, such as shops, pubs, restaurants and supermarkets, with more comprehensive shopping and transport facilities at Uxbridge town centre, which is a short drive away. The property also boasts the benefit of being within easy reach of Heathrow airport, and close proximity to Iver station, which will soon benefit from the extension of the Elizabeth line (Crossrail). The area is served with well regarded schools and popular leisure facilities such as Black Park and Langley Park.

#### **Description**

The bungalow has an open plan sitting / dining area with direct access to the secluded rear garden via large sliding doors. There is an electric fire in the sitting area. The kitchen has integrated appliances, including a dishwasher and offers lots of storage, including a pantry which also houses the gas boiler. The three double bedrooms are well appointed and two of these have integrated wardrobes and cupboards. The loft room/third bedroom has ample eaves storage. The family bathroom is modern and well appointed.

#### **Outside**

The property is located on a no through road and on a good-sized plot. The driveway has room for numerous vehicles and allows access to an attached garage (which offers potential for conversion STPP) and to the rear garden via side access. The west facing rear garden is very private and has side access. It has a raised deck and covered pergola with sufficient space for family entertaining. There is also a lawned area with some border planting. There is a fabulous Annex at the end of the garden, accessed via a path. This provides self-contained accommodation, consisting of open plan living/kitchenette/dining, bedroom and en-suite shower room. There are also two storage sheds.

#### **Planning Permission**

The current owners have obtained planning permission in 2018 for loft conversion incorporating hip to gable roof extension, two side dormers, front rooflight and single storey rear extension. This has now expired.

#### **SAT NAV**

SL0 9QG



### Schools:

The Iver Village Junior School 0.1 miles  
Iver Village Infant School 0.3 miles  
Iver Heath Infant School and Nursery 1.1 miles



### Train:

Iver Station 0.9 miles  
Langley Station 1.4 miles  
West Drayton Station 2.0 miles



### Car:

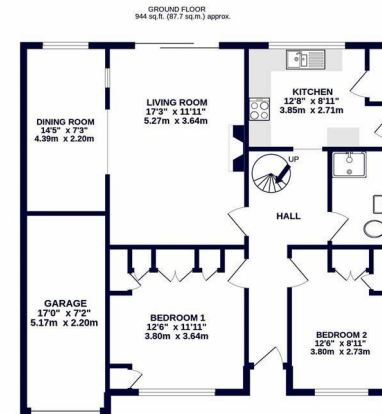
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA: 1385 sq ft (128.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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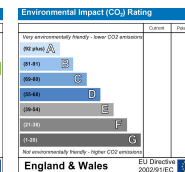
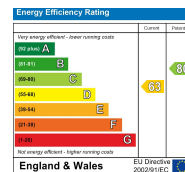
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