

Ashford Road

Iver • Buckinghamshire • SL0 0QF

Guide Price: £865,000



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Situated in the sought-after location of Iver, this well presented and recently renovated three bedroom, detached home boasts open-plan living and contemporary features throughout. This beautiful family home presents a perfect opportunity for those seeking the next step in their property journey. Being only a stone's throw from Iver High Street, the property is conveniently located for those who need local amenities, shops, and green walks.

Well presented and modern family home

134.5ft long garden

Recently Refurbished

Three Bedrooms

Two Bathrooms

Brand New Drive

Ample off street parking

Open Plan Living

Potential to extend (STPP)

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.





Location

Ashford Road is situated in the well-known and desired location of Iver, sitting on the outskirts of Uxbridge Town Centre. The area has a wide range of good local amenities, such as shops, pubs, supermarkets, and the Iver Heath Community Club, which connects the locals and fosters a sense of community. The area is served by well-regarded schools and popular leisure facilities such as Black Park and Langley Park.

Property

Situated a stone's throw from Iver High Street, this generously spacious and modern three bedroom, two bathroom family home is presented to the market. The home boasts well balanced accommodation that includes three bedrooms, two bathrooms, an open-plan kitchen/dining area, 29.7sqm living room, and a 134.5 sqft garden, making it a perfect opportunity for those who are looking to take the next step in their property journey.

Outside

To the front of the property is a sizable and recently laid drive, giving potential buyers enough space to park up to six cars. The secluded and private 134.5 sqft rear garden welcomes a lovely entertaining space for those hosting family events during the summer months or even a desire to create a swimming pool to the very bottom.



Schools:

Iver Heath Junior, Infant School and Nursery 0.9 miles
The Iver Village Junior School 2.1 miles
Uxbridge High School 2.6 miles



Train:

Uxbridge 2.5 miles
Iver 2.9 miles
Langley 3.0 miles



Car:

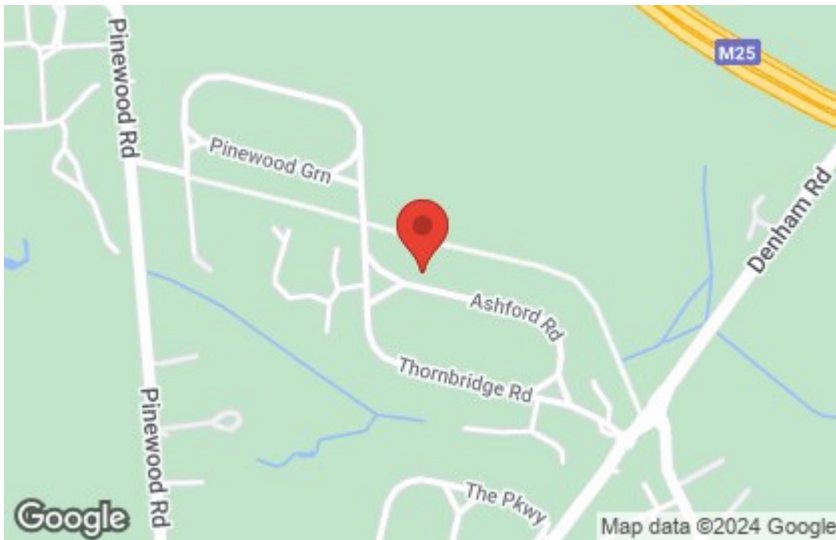
M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



OUTBUILDINGS
242 sq.ft. (22.5 sq.m.) approx.



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1454 sq.ft. (135.1 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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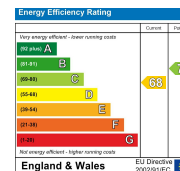
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