

# Swallow Fields

Iver • Buckinghamshire • SL0 0DQ  
Guide Price: £765,000



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est 1986

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Offered to the market is this fantastic three bedroom detached home which is perfect for a family to move straight into their forever home. The property is nestled away in a quiet cul-de-sac making it the perfect place for a tranquil setting whilst being within close proximity to a vast array of shops, transport links and highly regarded schools really giving the best of both worlds. The property has been renovated to a high specification and briefly compromises of three sizable bedrooms, two bathrooms, a large open plan living dining area and a secluded rear garden.

Detached family home

Three bedrooms

Off street parking

Cul-de-sac location

Secluded rear garden

Garage

En-suite bathroom to the master bedroom

Fantastic condition throughout

Closeby to highly regarded schools

Nearby to numerous transport links

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.







### Property

Upon entering this stunning family home you are welcomed by a large open plan kitchen / dining / living area really offering the wow factor. The property boasts ample space downstairs for entertaining guests and family alike or alternatively still boasting that cosy feel. The kitchen itself is well equipped with integrated appliances along with plenty of storage and an abundance of worktop space. The rear part of the open plan area houses the living area with a beautiful feature fireplace sitting centre stage. Concluding the downstairs is the W/C and a storage cupboard. The upstairs comprises of three large bedrooms with the master bedroom having the added luxury of built-in wardrobes along with an en-suite bathroom. The second bedroom spans over 11 ft by 9 ft along with the built-in wardrobes. Concluding the upstairs is the third bedroom and the family bathroom. The property is immaculately presented throughout really allowing for a family to move straight into.

### Outside

The front of the property offers off-street parking for two vehicles along with a well-maintained front garden offering curb appeal to this family home. The rear garden is a fantastic entertaining space for guests during the summer months along with a perfect space for growing children. From the patio doors, you have a large patio space following on with artificial grass, really making it easy to maintain all year round. The property also benefits from side access to the left-hand side along with a garage to the right-hand side which allows for versatile usage.

### Location

Swallow Fields in Iver is a sought-after residential area that combines tranquility with convenience. Located within easy reach of local amenities, it provides residents with access to shops, cafes, and essential services. Families will appreciate the proximity to highly regarded schools, while commuters benefit from excellent transport links, including easy access to the A40 and M25, connecting to London and beyond. Swallow Fields offers a peaceful environment without compromising on connectivity, making it an ideal location for families and professionals alike.



### Schools:

Iver Heath Junior, Infant School and Nursery 0.6 miles  
 The Iver Village Junior School 1.0 miles  
 Uxbridge High School 3.2 miles



### Train:

Uxbridge 3.2 miles  
 Iver 2.3 miles  
 Langley 2.2 miles



### Car:

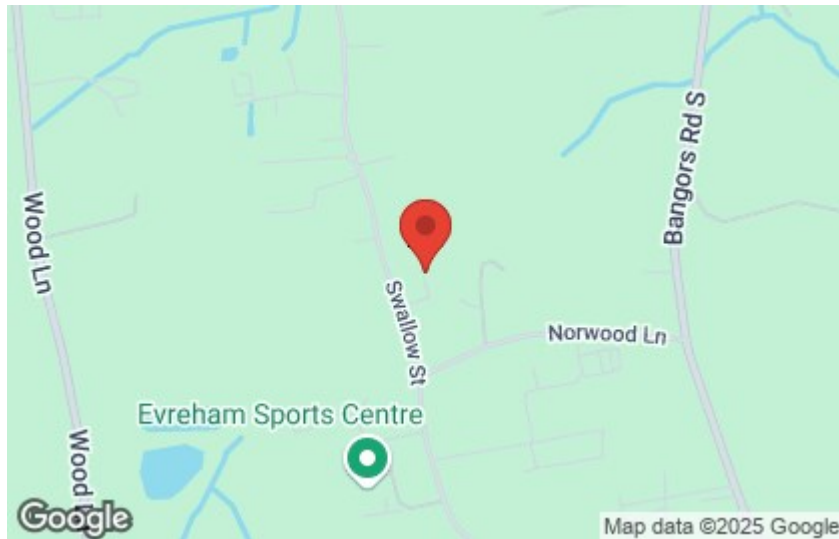
M4, A40, M25, M40



### Council Tax Band:

E

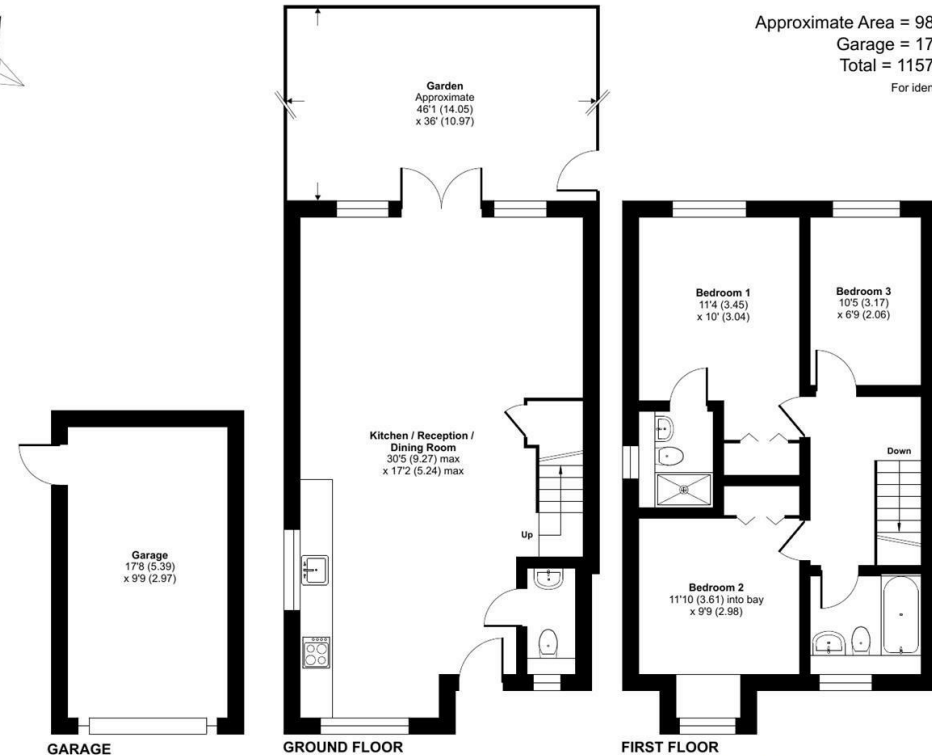
(Distances are straight line measurements from centre of postcode)



## Swallow Fields, Iver, SL0

Approximate Area = 985 sq ft / 91.5 sq m  
 Garage = 172 sq ft / 15.9 sq m  
 Total = 1157 sq ft / 107.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Coopers. REF: 1250832

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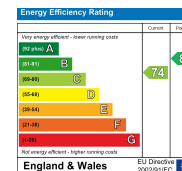
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