

# Martindale

Iver • Buckinghamshire • SL0 0HY  
Guide Price: £625,000



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est 1986

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Offered to the market is this spacious three bedroom link detached family home, the property allows for a great opportunity for a family to create their dream home. The property benefits from no onward chain and benefits from the opportunity to extend (STPP) adding to the masses of potential that this home has to offer. Situated in a peaceful cul-de-sac just a stone's throw from highly regarded schools, local transport links and numerous amenities it really does make this the perfect family home.

Link detached family home

Three spacious bedrooms

Garage

Cul-de-sac location

Potential to extend (STPP)

Sizable rear garden

Ample off street parking

Nearby to highly regarded schools

Easy access to numerous amenities

Close by 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

As you enter this family home you are welcomed to a bright and airy entrance hallway with the W/C in front of you and the living room to the left hand side. The living room boasts a large bay window, a feature fireplace, ample space for a three-piece suite and provides access to the rear of the property with the dining area and kitchen. The dining room features sliding doors that open to the private rear garden, a door providing access to an under-stairs cupboard, and an open passage leading to the kitchen. The kitchen offers a fantastic space overlooking the rear garden whilst home to an abundance of storage and ample worktop space throughout. Proceeding upstairs, the master bedroom is at the rear of the property, a fantastic size double bedroom with the added luxury of an en-suite bathroom. The second bedroom again a sizeable double is found at the front of the property with the further third bedroom at the rear which benefits from in built wardrobes over looking the rear garden. Concluding this family home is the family bathroom.

### Outside

The front of this family home offers off street parking for three vehicles along with the added luxury of the garage allowing space for a forth car or ample storage space for a growing family. The road itself offers further guest parking. The rear garden offers ample space for a growing family. It is secluded and it's the perfect outdoor area. The property benefits from the addition of side access leading directly from the front to the rear of this family home.

### Location

Martindale 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 close proximity to the Elizabeth Line Stations and easy access to the A40 and M25, connecting to London and beyond. Martindale 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  
 Richings Park 2.3 miles  
 Langley 2.2 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



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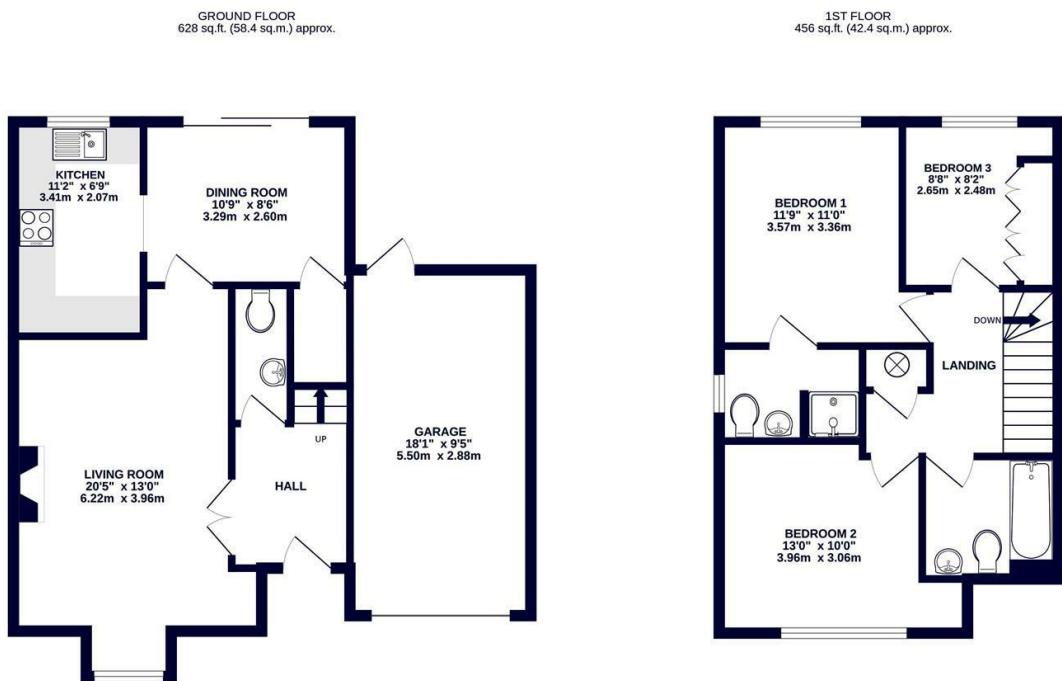
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
20+ A+	A+
20-18 B	B
18-16 C	C
16-14 D	D
14-12 E	E
12-10 F	F
10-8 G	G
All energy efficient - higher running costs	
8-0 G	G

EU Directive 2002/91/EC



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TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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