

40

Iver Lane  
Iver  
Buckinghamshire  
SL0 9LF

RWHITLEY  
Est. 1938 & CO

Guide Price £685,000



- Extended Three Bedroom Semi-Detached House
- Characterful Living Room
- Additional Sitting Room
- Open Planned Kitchen/ Dining Room
- Utility Room
- Downstairs Shower Room
- First Floor Family Bathroom
- Loft Room
- Driveway and Garage
- Extensive Private Rear Garden

#### DESCRIPTION

A charming, extended three bedroom semi-detached house which is the perfect space for a growing family with potential to further extend (subject to planning permission). To the ground floor the accommodation comprises an entrance hallway which flows into the sitting room placed centre of both the front aspect living room featuring a characterful bay window and fireplace. To the other side is the dining area and fitted kitchen with a range of base and eye level units where views overlooking the garden can be enjoyed. A shower room, utility room leading to a lean to with access to the garage completes the downstairs accommodation. To the first floor

is the principal bedroom with built in wardrobes, second double bedroom, third single bedroom and generous family bathroom.

#### OUTSIDE

Front: A brick column and low level brick wall with an opening onto a block paved driveway and mature planted borders.

Rear: This extensive garden begins with block paving creating the ideal space for outside dining in the summer months, a Wendy house which flows to a large lawn with mature planted borders and a timber shed.

#### LOCATION

The village of Iver with its range of shops is within walking distance. The motorway network, London Heathrow Airport, Stockley Business Park, town centre of Uxbridge and Slough Trading Estate are all within easy motoring distance. Mainline railway station situated in Richings Park, Iver, benefits from The Elizabeth Line.

#### HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water with additional immersion tank.

#### WINDOWS

Mainly double glazed windows.

#### COUNCIL TAX BAND

We understand that the current council tax band is E.

#### SERVICES

Mains gas, electricity, water and drainage.

#### TENURE

Freehold.

#### VIEWINGS

Strictly by appointment with R Whitley & Co.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	50	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









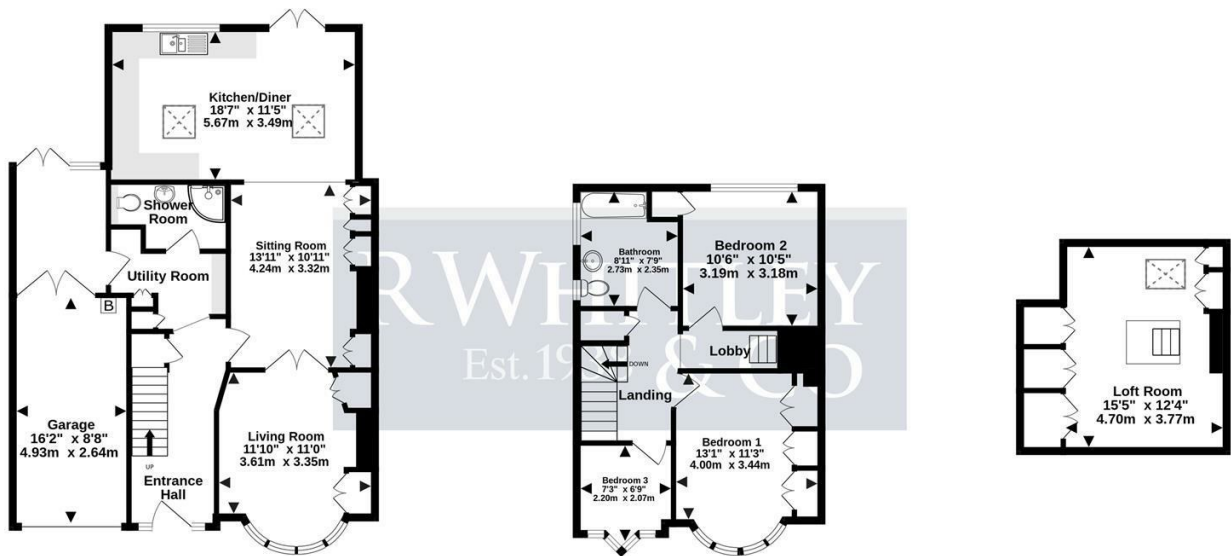




GROUND FLOOR  
904 sq.ft. (84.0 sq.m.) approx.

FIRST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.

SECOND FLOOR  
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA: 1581 sq.ft. (146.9 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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