

14

Barnes Way
Iver
Buckinghamshire
SL0 9LZ

RWHITLEY
Est. 1938 & CO

Guide Price £575,000



- Extended 4 Bedroom End-of-Terrace House
- Living Room
- Dining Room
- Kitchen
- Breakfast Room
- Downstairs WC
- Gas Central Heating
- Garage
- Driveway
- Garden

DESCRIPTION

Located within walking distance of Iver Village and within easy reach of the mainline railway station with Elizabeth Line. This extended four bedroom end of terraced house has been well maintained over the years yet offers a purchase potential to stamp their own mark. The generous accommodation comprises, to the ground floor, a useful entrance porch, living room flowing through to the dining room with doors out to the rear garden, fitted kitchen, breakfast room and downstairs WC. To the first floor there is a landing which provides access to 4 bedrooms and a shower room.

OUTSIDE

Front: A dropped kerb provides vehicular access to an area to park a motor vehicle and leads to the integral garage with up and over door. Pathway leading to the front door. Side access timber gate to rear garden.
Rear: Patio with lawn beyond and established shrubs.

LOCATION

Local shops at the Village High Street and bus routes are both close by. 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, with Elizabeth Line.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

UPVC double glazing.

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) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

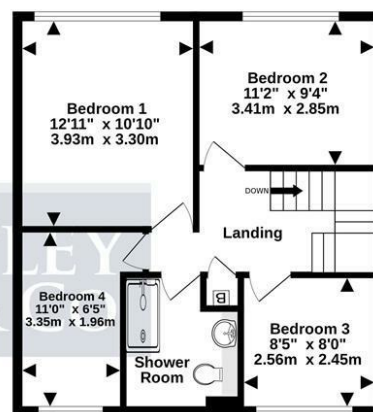
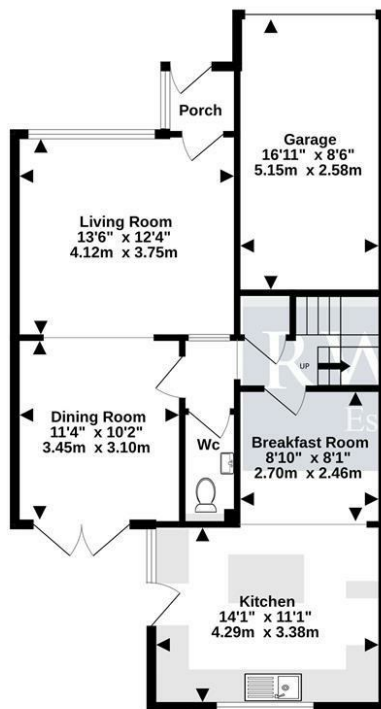






GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.

FIRST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1286 sq.ft. (119.4 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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