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The Old Orchard, Iver, SL0 0AG  
£375,000

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## The Old Orchard, Iver, SL0 0AG

**£375,000**

- Exclusive Gated Development
- Close to Iver Station (Crossrail)
- Master Bedroom with Ensuite
- Two Bathroom
- Close to Infant & Junior Schools
- Walking Distance to Iver High Street
- Security Entryphone System
- Two Bedroom Ground Floor Apartment
- Allocated Parking
- Stylish Interiors throughout

## Description

Entry to the old orchard is via a security gate leading to a secure intercom controlling access to the front door.

The accommodation comprises a spacious entrance hallway with storage cupboard, a bright and airy open plan living area with floor to ceiling windows, a modern kitchen with integral appliances, two double bedrooms with fitted wardrobes and the master benefiting from a stylish en suite shower room and a contemporary bathroom suite.

Each apartment has its own allocated parking spaces and there is a cycle store. There is also a communal refuse store with dedicated recycling bins.

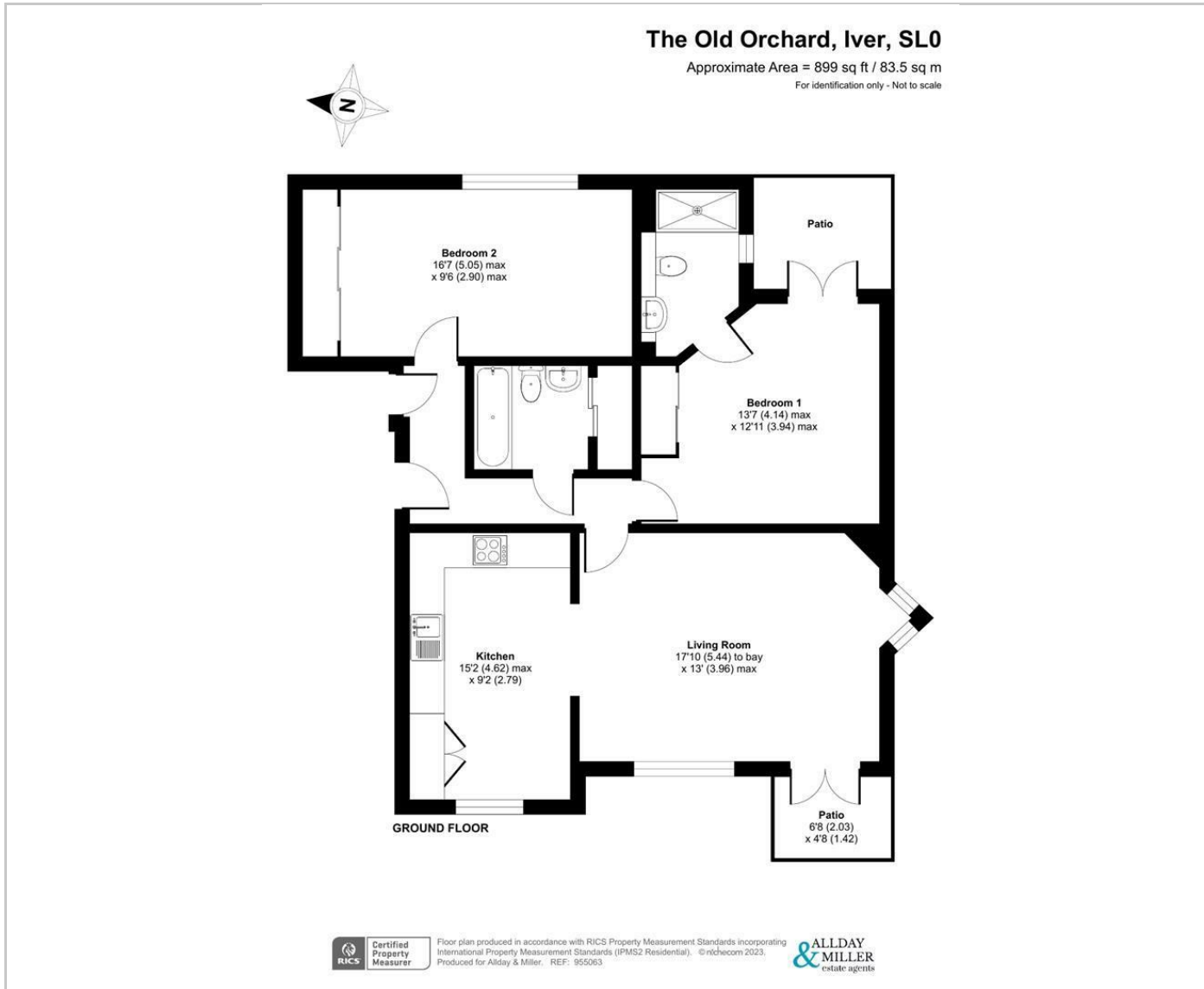
## Situation

The Old Orchard is situated just off Bangors Road South and within walking distance of the popular village of Iver Heath, on the outskirts of Uxbridge. Iver/ Iver Heath has a range of good local amenities such as shops, pubs, restaurants and supermarkets, with more comprehensive shopping and transport facilities at Uxbridge or Slough town centres, which are a short drive away. The area is served with popular leisure facilities such as Black Park and Langley Park. For commuters, London Paddington station is approximately 30 minutes by train from Iver station. It is estimated Crossrail will reach Iver in the near future and this will enable faster access to the City and a branch line to Heathrow. Crossrail estimates journey times to Paddington of 22 minutes (currently 30 minutes), Liverpool St. 33 minutes and Heathrow Terminals 1/2/3 11 minutes. The M25, M1, M40 & M4 are also easily accessible for those needing good road links.

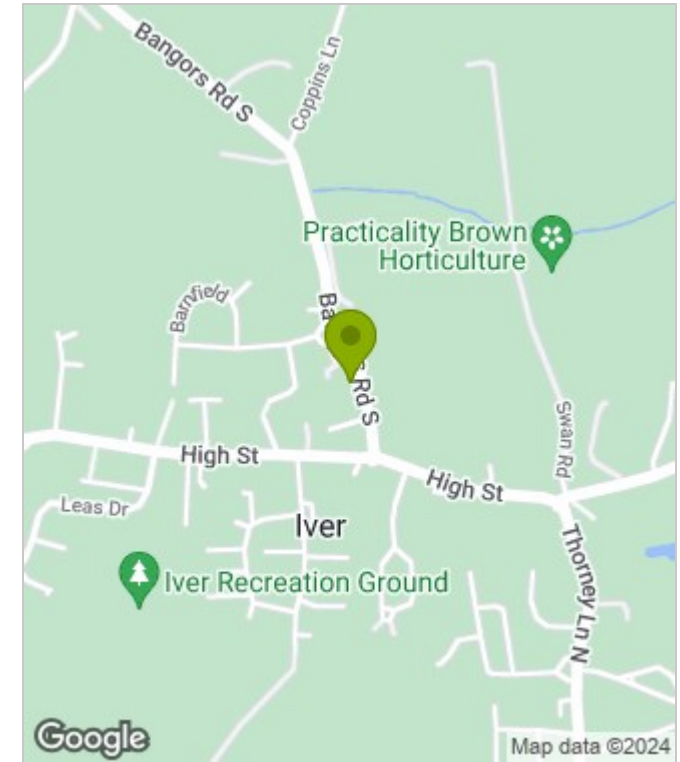
The South Buckinghamshire area also offers access to a number of well regarded schools. The renowned Grammar schools of Slough and Langley are close by.



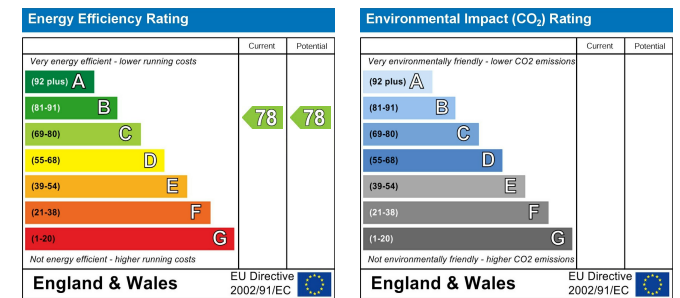
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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