









Barnes Way, Iver, SL0 9LZ

£620,000

- Four Bedrooms
- Garage Via Own Drive
- Walking Distance to Iver Village
- Close to Iver Station (Crossrail)
- Downstairs Cloakroom

- End of Terrace
- Off Street Parking
- Well Maintained Throughout
- Quiet Cul De Sac
- Nearby to Highly Regarded Schools

## **Description**

Nestled in a quiet cul-de-sac this family home comprises of an inviting entrance hall, downstairs WC, fully fitted kitchen, a utility, spacious and light filled reception room that overlooks and provides access to the rear.

The first floor enjoys four bedrooms and a family bathroom suite.

A low maintenance front garden and driveway space for off street parking, also giving access to the garage. To the rear enjoys a private garden mainly laid to lawn with the added benefit of an outbuilding.

### **Situation**

Barnes Way offering quick and easy access to Richings Park Sports Club and is also a short walk to Iver Station with the Elizabeth line. Iver Village 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. The South Buckinghamshire area also offers access to a number of well regarded schools including Iver Village Junior School and The Langley Academy.



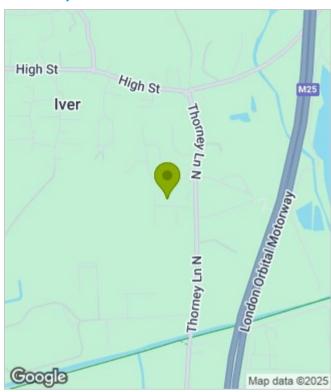




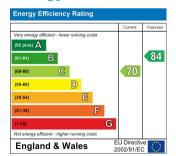
#### Floor Plans

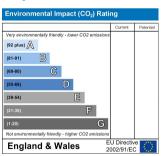
# Barnes Way, SL0 Approximate Area (Including Garage) = 1405 sq ft / 130.5 sq m Outbuilding = 141 sq ft / 13.1 sq m Total = 1546 sq ft / 143.6 sq m For identification only - Not to scale Outbuilding 5.24 x 2.48 17'2 x 8'2 Garden 19.52 x 9.10 (CH ) = Ceiling Height 3.56 x 2.57 Bedroom 4.39 x 3.32 14'5 x 10'11 Recention / Dining Room 5.93 x 4.23 19'5 x 13'11 8'10 x 6'4 Kitchen Bedroom 3.03 x 2.11 3.01 max 5.87 max x 2.66 max 19'3 x 8'9 Garage 5.50 x 2.49 18'1 x 8'2 First Floor 9.10 x 8.50 **Ground Floor O** ALLDAY Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. MILLER Produced for Allday & Miller.

### **Area Map**



## **Energy Performance Graph**





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