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Cecil Road, Iver, SL0 9PS
£700,000

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- Well Presented Detached Home
- Private Rear Garden With Decked Terrace
- Off Street Parking
- No Chain
- Great Transport Links
- Four Large Bedrooms
- Garden Room / Home Office
- Planning Permission Granted
- Close To Well Regarded Schools
- Two Bathrooms

Description

This well-presented home offers versatile living space with a spacious, welcoming reception/kitchen/dining room forming the heart of the home, four generously sized bedrooms, and two modern family bathrooms. The kitchen opens into a bright conservatory. Externally, the property benefits from a private rear garden, with a large decked area, thoughtfully arranged and perfect for outdoor dining and entertainment. A newly refurbished garden room is a perfect adaptable space for a home office, gym or studio.

Full planning permission has been granted to integrate the conservatory into the kitchen/reception room to create a spacious modern family space, as well an additional dormer to form further living space upstairs.

Situation

Cecil Road is situated in the popular village of Iver Village, on the outskirts of Uxbridge. Iver/ 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. For commuters, London Paddington station is approximately 22 minutes on the Elizabeth Line from Iver, which also provides fast access to the City (33 minutes) and a branch line to Heathrow (11 minutes). Plus other overground services. The Elizabeth line also with access at Langley and West Drayton enabling faster access to the City and a branch line to Heathrow. 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.



Queens Lea, Cecil Road, Iver
Approximate Area = 1577 sq ft / 146.5 sq m
Office = 248 sq ft / 23.0 sq m
Total = 1825 sq ft / 169.5 sq m
For identification only - Not to scale

Ground Floor

Office
5.61 x 4.02
18'0" x 13'2"

Garden
27.51 x 9.55
90'3" x 31'4"

Conservatory
6.34 max x 4.17 max
20'10" x 13'8"

Kitchen / Dining / Family Room
6.83 max x 6.63 max
22'6" x 21'9"

Up

Bedroom
3.87 max x 3.33 max
12'8" x 10'11"

Bedroom / Snug
3.64 max x 3.34 max
11'11" x 10'11"

Driveway
9.82 x 4.31
32'3" x 14'2"

First Floor

Bedroom
4.63 max x 3.64 max
15'2" x 11'11"

Down

Bedroom
4.63 max x 3.87 max
15'2" x 12'8"

Legend: Reduced headroom below 1.5m / 5'0"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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estate agents

A map of Iver, West London, showing the location of Iver Recreation Ground. The map features a green pin marking the ground's location, with labels for Bangors Rd S, High St, and Leas Dr. The Google logo and 'Map data ©2026' are visible at the bottom.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current: 74

Potential: 82

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

Current: 74

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England & Wales

EU Directive 2002/91/EC

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