

ALLDAY  
& MILLER



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

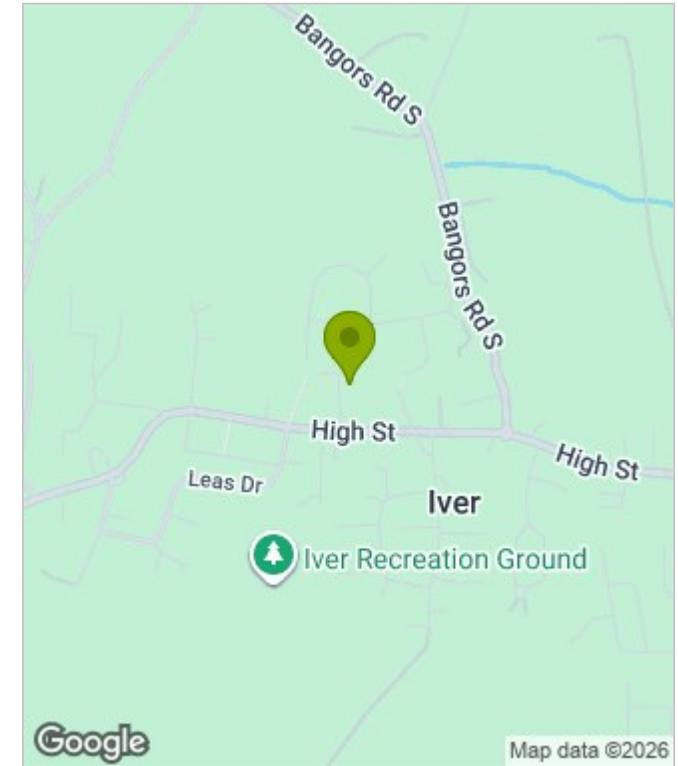
Cecil Road is situated in the popular village of Iver Village, on the outskirts of Uxbridge. Iver/ Iver Village has a range of good local amenities such as shops, pubs, restaurants and supermarkets, with more comprehensive shopping and transport facilities at Uxbridge or Slough town centres, which are 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.



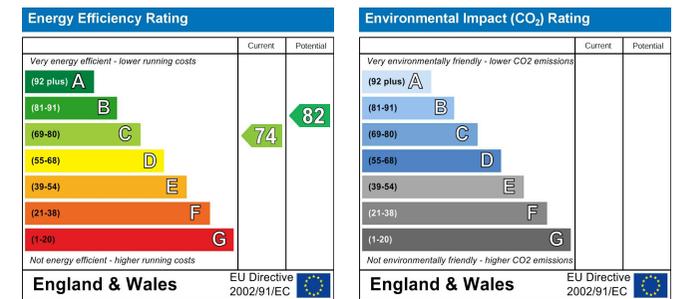
## Floor Plans



## 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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