

# St. Margarets Close

Iver • Buckinghamshire • SL0 0EF  
Guide Price: £530,000



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# St. Margarets Close

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This four bedroom semi detached home in Iver is offered to the market with no onward chain and presents an excellent opportunity for families and commuters alike. Recently redecorated, the property features spacious accommodation throughout, an enclosed rear garden, and the added convenience of a garage.

Tucked away in a quiet cul-de-sac location, it is within walking distance of local shops and well-regarded schools, falling within a sought-after school catchment area. For commuters, the M40, M4, and M25 motorways are all close by, providing excellent transport links.

Semi detached house

Four bedrooms

Downstairs cloakroom

Large living space

Cul De Sac Location

Excellent condition

Private backgarden

Garage

EPC C

Close to local motorways (M40/M4/M25)

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

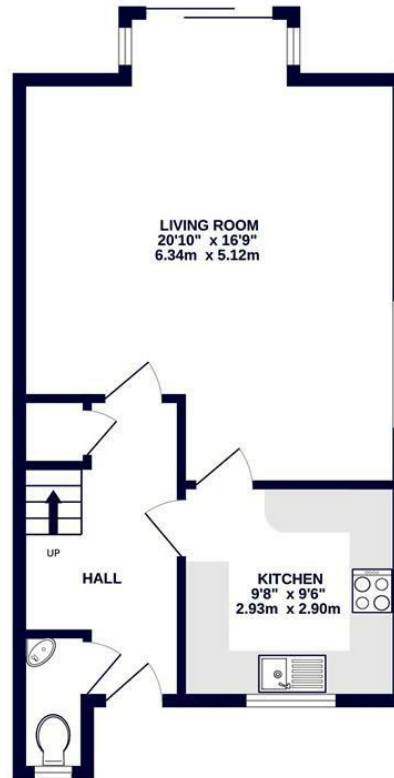




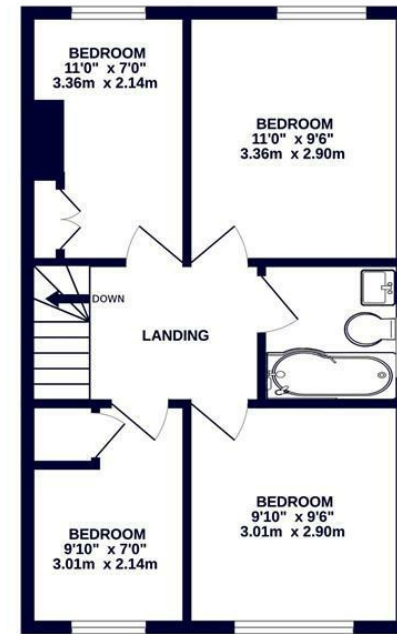
OUTBUILDING  
137 sq.ft. (12.7 sq.m.) approx.



GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		
England & Wales		85	73

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.