

# Martindale

Iver • Buckinghamshire • SL0 0HY  
Guide Price: £595,000



coopers  
est 1986

# Martindale

Iver • Buckinghamshire • SL0 0HY

Offered to the market is this spacious three bedroom link detached family home, the property allows for a great opportunity for a family to create their dream home. The property benefits from no onward chain and benefits from the opportunity to extend (STPP) adding to the masses of potential that this home has to offer. Situated in a peaceful cul-de-sac just a stone's throw from highly regarded schools, local transport links and numerous amenities it really does make this the perfect family home.

Link detached family home

Three spacious bedrooms

Garage

Cul-de-sac location

Potential to extend (STPP)

Sizable rear garden

Ample off street parking

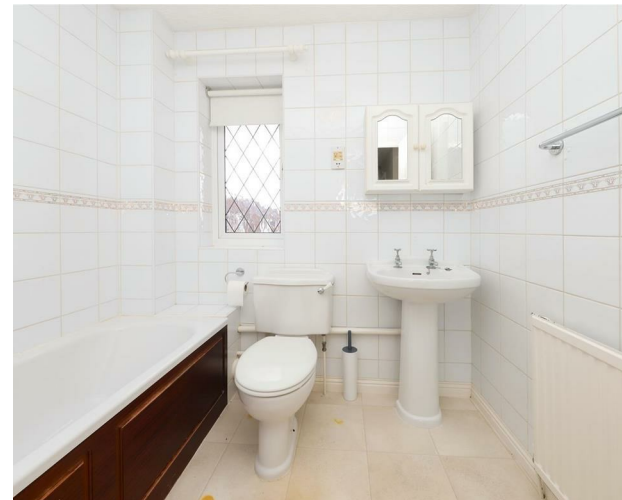
Nearby to highly regarded schools

Easy access to numerous amenities

Close by to numerous transport links

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.





### Property

As you enter this family home you are welcomed to a bright and airy entrance hallway with the W/C in front of you and the living room to the left hand side. The living room boasts a large bay window, a feature fireplace, ample space for a three-piece suite and provides access to the rear of the property with the dining area and kitchen. The dining room features sliding doors that open to the private rear garden, a door providing access to an under-stairs cupboard, and an open passage leading to the kitchen. The kitchen offers a fantastic space overlooking the rear garden whilst home to an abundance of storage and ample worktop space throughout. Proceeding upstairs, the master bedroom is at the rear of the property, a fantastic size double bedroom with the added luxury of an en-suite bathroom. The second bedroom again a sizeable double is found at the front of the property with the further third bedroom at the rear which benefits from in built wardrobes over looking the rear garden. Concluding this family home is the family bathroom.

### Outside

The front of this family home offers off street parking for three vehicles along with the added luxury of the garage allowing space for a forth car or ample storage space for a growing family. The road itself offers further guest parking. The rear garden offers ample space for a growing family. It is secluded and it's the perfect outdoor area. The property benefits from the addition of side access leading directly from the front to the rear of this family home.

### Location

Martindale in Iver is a sought after residential area that combines tranquility with convenience. Located within easy reach of local amenities, it provides residents with access to shops, cafes, and essential services. Families will appreciate the proximity to highly regarded schools, while commuters benefit from excellent transport links, including close proximity to the Elizabeth Line Stations and easy access to the A40 and M25, connecting to London and beyond. Martindale offers a peaceful environment without compromising on connectivity, making it an ideal location for families and professionals alike.



### Schools:

Iver Heath Junior, Infant School and Nursery 0.6 miles  
The Iver Village Junior School 1.0 miles  
Uxbridge High School 3.2 miles



### Train:

Uxbridge 3.2 miles  
Richings Park 2.3 miles  
Langley 2.2 miles



### Car:

M4, A40, M25, M40



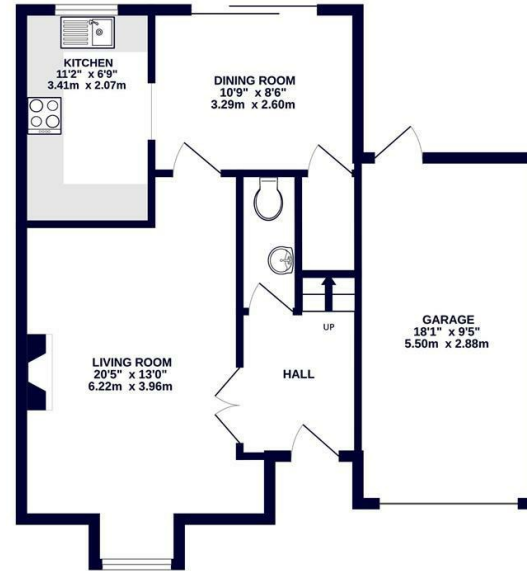
### Council Tax Band:

F

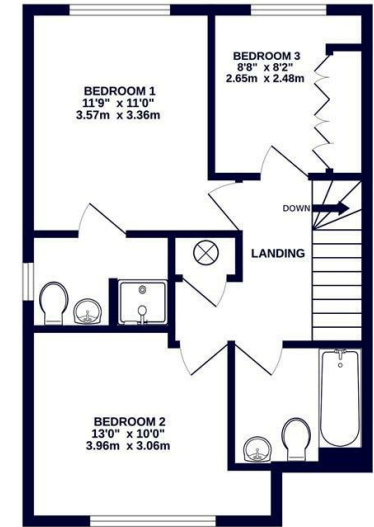
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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.  
Made with Metropix ©2025



coopers  
est 1986

01895 257 566

1 Vine Street, Uxbridge,  
Middlesex, UB8 1QE

us@coopersresidential.co.uk

CoopersResidential.co.uk

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		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

England & Wales  
EPC Directorate  
2022/01/18

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.