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Colne Orchard, Iver, SL0 9NA  
£475,000

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## Colne Orchard, Iver, SL0 9NA

**£475,000**

- Two Bedroom Semi Detached Home
- Nearby to Highly Regarded Schools
- Sought After Location
- Attractive Private Garden
- Short Drive to M40/A40/M25
- Garage Via Own Driveway
- Short Walk to Iver Village
- Well Presented Throughout
- Potential to Extend Subject to Planning
- Within Easy Reach of Iver St (Elizabeth Line)

## Description

The accommodation briefly comprises a welcoming reception/dining room, offering a versatile living and entertaining space that overlooks the rear garden, together with a fitted kitchen completing the ground floor.

To the first floor are two well proportioned bedrooms and a family bathroom.

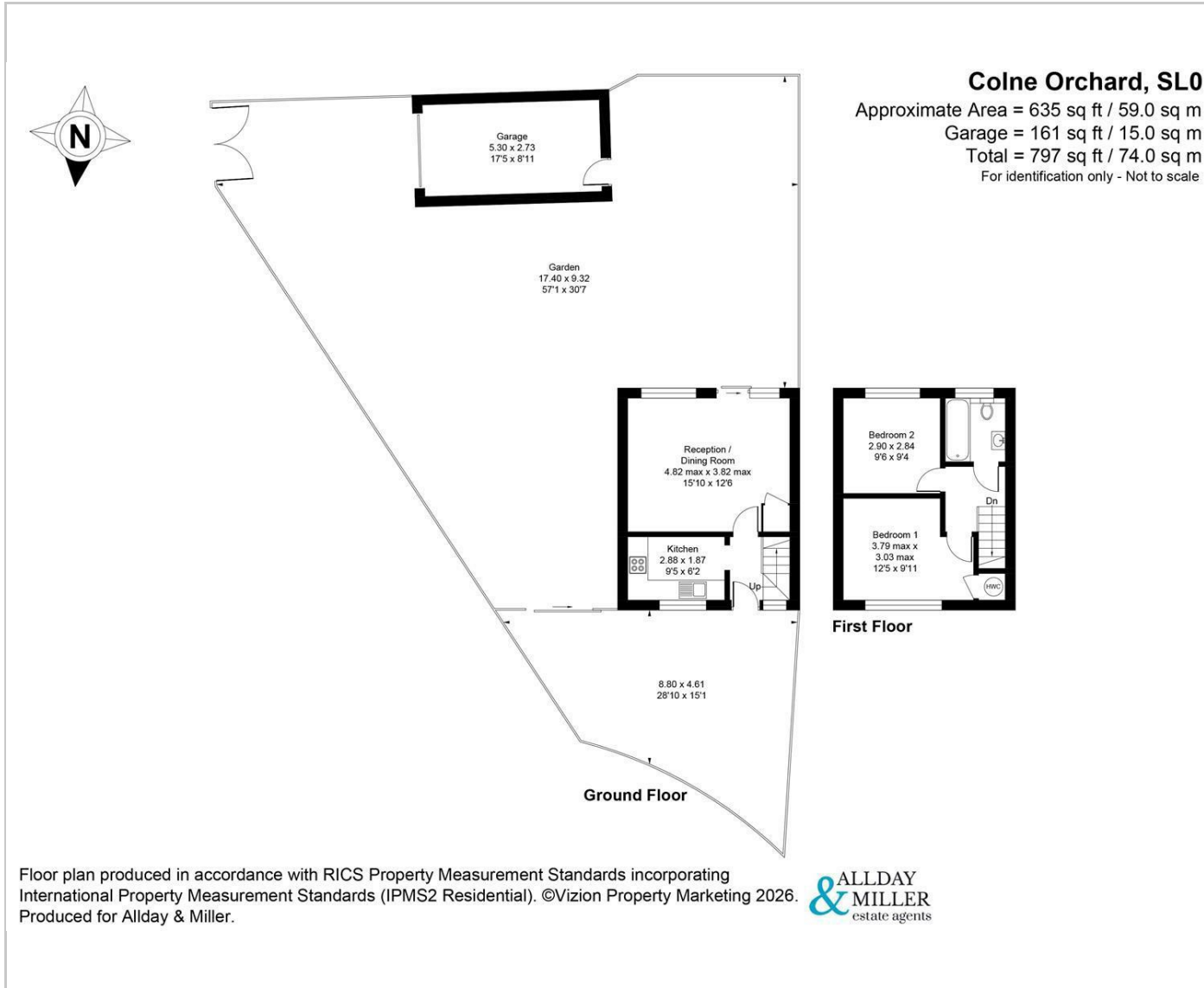
Externally, the property benefits from a private garden, perfect for outdoor dining and entertainment, a garage with secure gates approached via its own driveway access off Thorney Lane North

## Situation

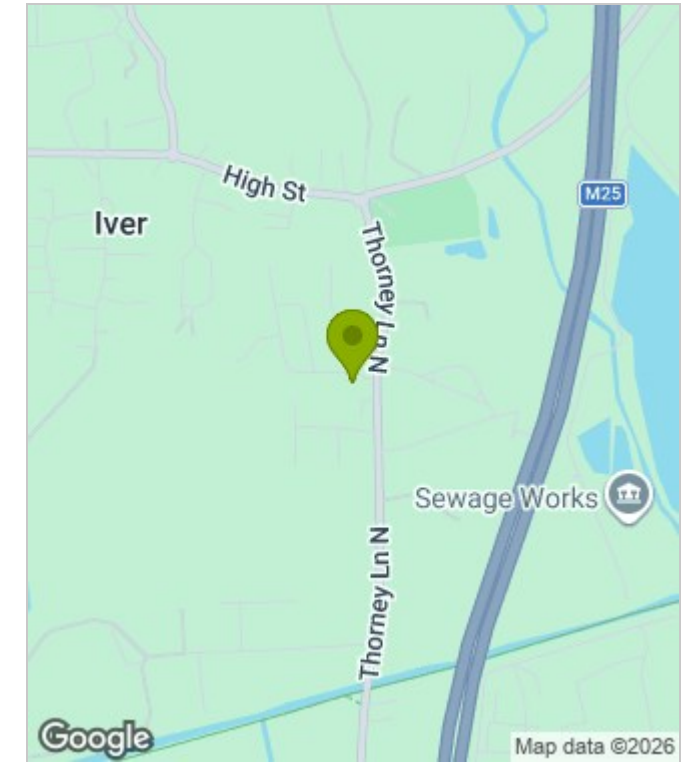
Situated in a quiet and well-established residential cul-de-sac in the heart of Iver Village, this attractive home enjoys a highly convenient location within walking distance of the village centre and a range of local amenities. The property is ideally positioned for families, being close to well-regarded schools including Iver Village Junior School, Iver Village Infant Academy and nearby grammar school options such as Langley Grammar School. Excellent transport links are available via Iver Station, providing Elizabeth Line services with fast connections to Central London, Canary Wharf, Heathrow Airport and Reading, making the location particularly attractive to commuters. Residents also benefit from easy access to the M4, M25 and M40 motorway networks, whilst Iver High Street offers a selection of shops, cafés, restaurants and everyday conveniences together with community facilities including Iver Village Hall.



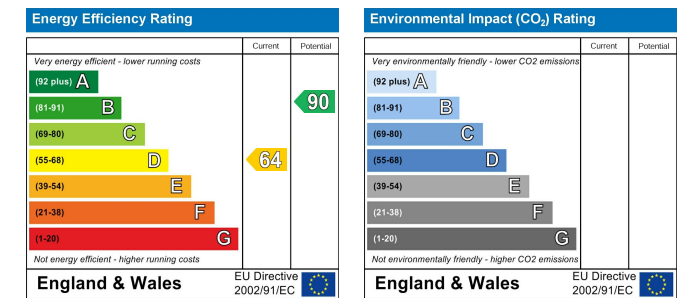
## Floor Plans



## 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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192 High Street, Uxbridge, Middlesex, UB8 1LB

T: 01895 641 000 | E: sales@alldayandmiller.co.uk  
 T: 01895 379 549 | E: lettings@alldayandmiller.co.uk