



- THREE Bedroom Semi-Detached
- Scenic Open Views
- Excellent Road & Rail Links
- Gas Central Heating
- Off Street Parking

- Potential To Extend (STPP)
- Quiet Cul-De-Sac
- Double Glazing
- Close To Langley Station
- EPC Rating D

With a south facing garden and open scenic views across a wild field, this well located THREE bedroom semi-detached house is ideal for a family looking for a well connected home in a quiet cul-de-sac.

With potential to extend (stpp) and in need of some modernisation, the property briefly comprises; entrance hallway, reception room with a bay window, dining room with doors leading to patio and garden, seperate kitchen with access to the garden. The first floor provides; a landing, a main double bedroom, two further bedrooms, a bathroom and a separate W/C. Further benefits include; gas central heating, double glazing and off street parking.

Outside the front provides two off street parking spaces and side access to the rear garden.

To the rear there is a patio and lawn with two sheds and a summer house.

Within approximatley a mile of Langley Station with it's Elizabeth Line and Great Wester Railway, providing swift access into Central London. Iver is popular for it's tranquillity whilst being easily accessible via road, with quick access to the M40, M25, M4 and A40, as well as proximity to all London airports, in particular Heathrow which is approximately seven miles away. The area has an array of popular country pubs, a community green and some beautiful countryside with Black Park, Langley Park and Thorney Park Golf Course all close by.

Secure your viewing today. Viewings are strictly by appointment only.

Price: Guide Price £475,000

Tenure: Freehold

Local authority: South Bucks

Council tax band: D

Broadband type: Upto: Ultrafast 1000 Mbps d/l 100 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE- Limited Limited

Three- Limited Limited

O2- Likely Likely

Vodafone- Limited Limited

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom.









Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





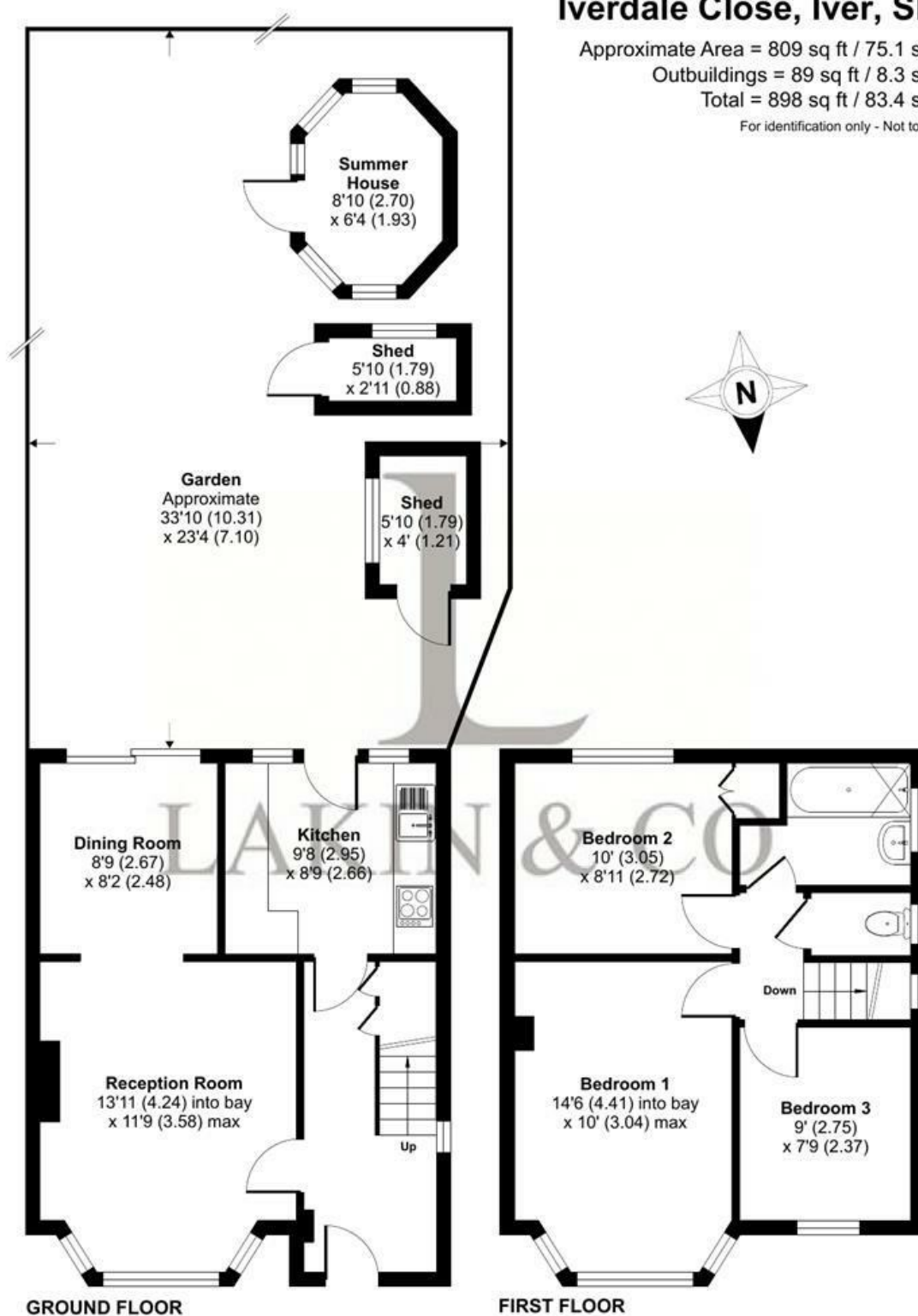
## Iverdale Close, Iver, SL0

Approximate Area = 809 sq ft / 75.1 sq m

Outbuildings = 89 sq ft / 8.3 sq m

Total = 898 sq ft / 83.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1301965

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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