



# 4 Firs Close

Iver, Buckinghamshire



## An attractive six bedroom family home, in a sought after cul-de-sac.

We are delighted to offer this beautiful six bedroom family home with no onward chain. The property is ideally situated in a charming cul-de-sac in a highly sought after part of the village.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**INTEGRATED GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**2,630 SQ FT**



**OIEO  
£1,100,000**



### The property

This beautiful modern family home offers excellent accommodation flowing over three floors.

A light and spacious hallway with the added benefit of cloakroom, leads to three reception rooms that provide versatile space for relaxation and entertainment. The living room features a bay fronted window and French doors leading to the study / dining room. There is also a large recessed fireplace with a woodburning stove creating a cosy focal point. The well-appointed kitchen, with its integrated appliances, connects to a large utility room and provides access to the outside. There is a second utility room with a sink and mega flow system and access to the integral garage. Open to the kitchen is a fabulous conservatory providing a perfect space to entertain and offering views onto the well maintained garden.

Upstairs are six bedrooms, the principal bedroom has an en suite shower room along with fitted wardrobes. A modern family bathroom services the remaining

bedrooms on this floor. On the second floor the loft space has been converted into an additional bedroom complete with en suite, a walk in wardrobe and storage space. This room leads to the boarded loft space offering additional storage options.



Outside

This property has some additional land located opposite and can be used at your own leisure. To the front of the property there is a double garage with power and plenty of additional parking in the driveway.

The garden to the rear is laid to lawn with shrub and flower borders along with a patio area for entertaining.

Location

Iver Heath is located in the county of Buckinghamshire, South East England and offers excellent local amenities, including, Health Centre, Evreham Sports Centre. The larger town of Gerrards Cross has a large selection of independant shops, boutiques, Tesco, Waitrose, restaurants and coffee houses. There is also an Everyman cinema.

The area is well served by sporting facilites and the the countryside, including Black Park Country Park and Langley Park.

Langley train station offers trains to London, Paddington and Oxford. The local motorway network of the M4, M40, M25 and Heathrow Aiprot are just a short drive away.

Iver Heath has an excellent infant & junior school and is situated in teh catchment area for a number of grammar schools.



Distances

- LongDescValue

Nearby Stations

- Iver Station approx 3.4 miles

Key Locations

- Black Country Park
- Langley Park
- Pinewood studios

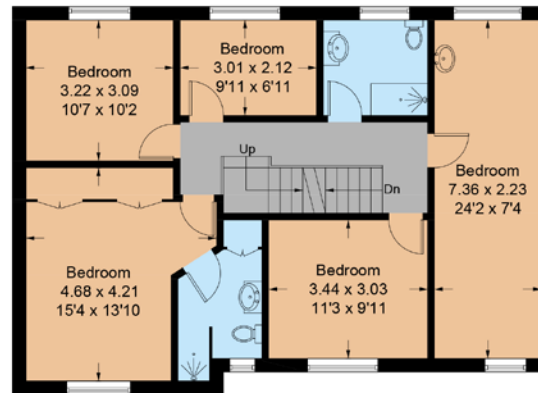
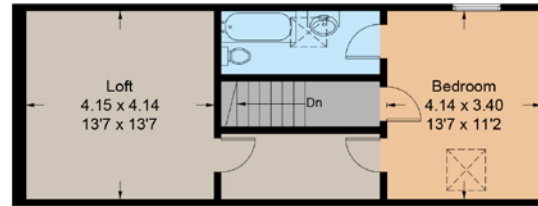
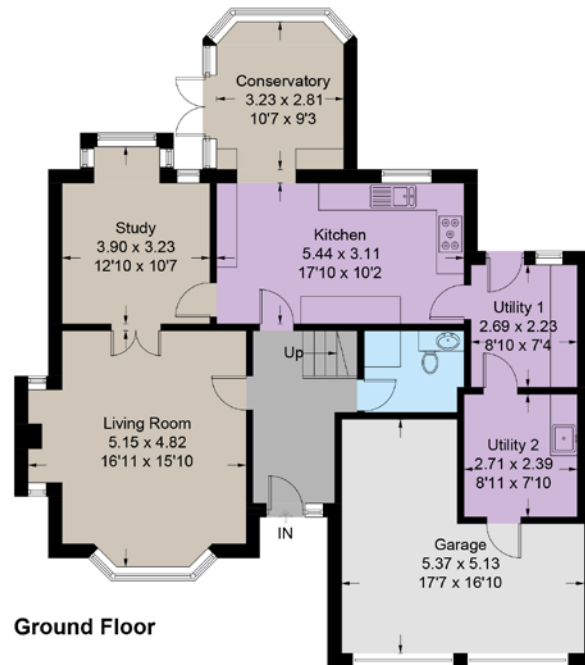
Nearby Schools

- Iver Heath Junior School
- 
- |





Approximate Gross Internal Area  
 Ground Floor = 110.7 sq m / 1,191 sq ft  
 First Floor = 86.6 sq m / 932 sq ft  
 Second Floor = 47.1 sq m / 507 sq ft  
 Total = 244.4 sq m / 2,630 sq ft  
 (Including Garage & Loft)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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## Floorplans

Total internal area including garage & loft area 2,630 sq ft (244.4 sq m)  
 For identification purposes only.

## Directions

SL0 0QY

what3words: ///motor.lobby.held

## General

Local Authority: Buckinghamshire Council

Services: Mains gas, electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: C

Tenure: Freehold

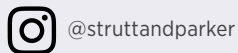
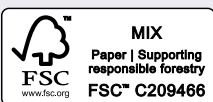
## Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

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