

An attractive six bedroom family home, in a sought after culde-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 £1,000,000



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 boarders 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 independent shops, boutiques, Tesco, Waitrose, restaurants and coffee houses. There is also an Everyman cinema.

The area is well served by sporting facilities and 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 Airport are just a short drive away.

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



Distances

London Heathrow Airport

Nearby Stations

• Iver Station approx 3.4 miles

Key Locations

- Black Country Park
- Langley Park
- Pinewood studios

Nearby Schools

- Iver Heath Junior School
- · Langley Grammar School
- Upton Court Grammar School
- Beaconsfield High School for Girls
- Chalfont Community College











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

SLO OQY

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

Gerrards Cross

83 Packhorse Road, Gerrards Cross SL9 8PJ

01753 891188

gerrardscross@struttandparker.com struttandparker.com









