

ALLDAY
& MILLER



Denham Road, Iver, SL0 0PH
£1,600,000

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- 4,694 sqft
- Detached Garage
- Private Gated Location
- Basement
- Rural Setting
- Plot Size 0.40 acres / 17,228 sq.ft
- Development Opportunity
- Substantial Family Home
- No Chain
- Some Modernisation Required

Description

A substantial detached 5/6-bedroom property, located on an impressive 0.40-acre plot, accessed via a private gated road, providing great views across Buckinghamshire countryside.

Internally the property requires some attention and extends to just over 4,600 sq.ft. The accommodation currently consists of 5 bedrooms to the first floor, with family bathroom and 2 en-suites. The ground floor benefits from 2 reception rooms, large kitchen area, with utility room. The property further extends to a lower floor basement, used as a games room.

The property includes ample amount of parking space to the front, accessed via a private gated entrance. Within the grounds there is also a large out house, converted and used as an annex.

Situation

Round Coppice Farm is situated in the popular village of Iver Heath, on the outskirts of Uxbridge. Iver/ Iver Heath has a range of good local amenities such as shops, pubs, restaurants and supermarkets, with more comprehensive shopping and transport facilities at Uxbridge or Slough town centres, which are a short drive away. The area is served with popular leisure facilities such as Black Park and Langley Park.

For commuters, London Paddington station is approximately 30 minutes by train from Iver train station. The Elizabeth line (Crossrail) enables fast access to the City and a branch line to Heathrow. Crossrail estimates journey times to Paddington of 22 minutes (currently 30 minutes), Liverpool St. 33 minutes and Heathrow Terminals 1/2/3 11 minutes. The M25, M1, M40 & M4 are also easily accessible for those needing good road links.

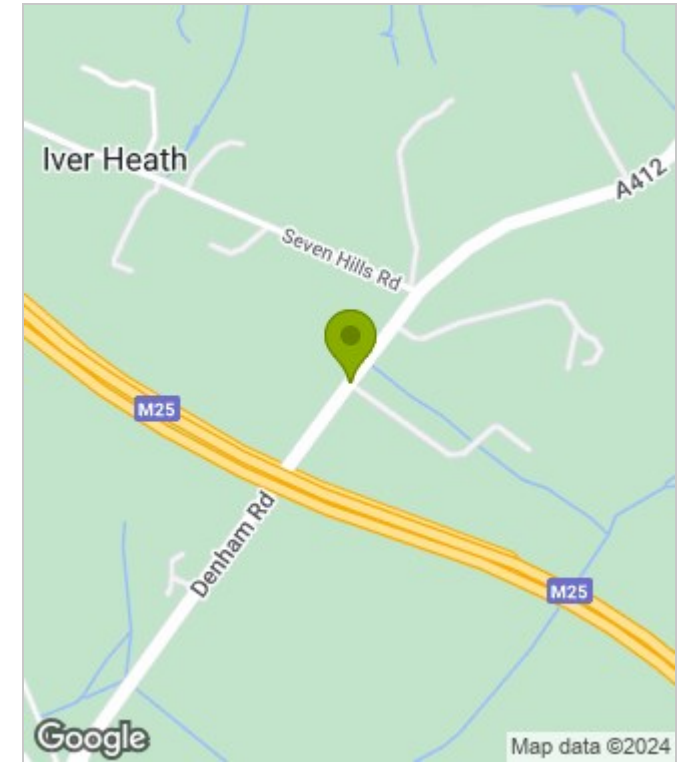
The South Buckinghamshire area also offers access to a number of well regarded schools. The renowned Grammar schools of Slough and Langley are close by.



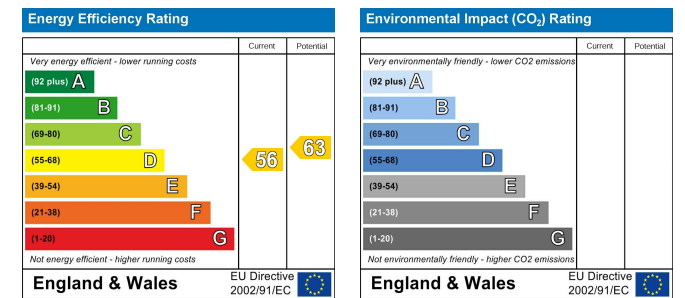
Floor Plans



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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