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Oak End Drive  
Iver  
Buckinghamshire  
SL0 0SE

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RWHITLEY  
Est. 1938 & CO

# Guide Price £565,000



- Extended Semi-Detached House
- Potential to Extend (Planning Consent Granted)
- Three Bedrooms
- Impressive Kitchen/Diner
- Fabulous Living Room
- Cloakroom
- First Floor Bathroom
- Garage (currently adapted as storage)

## DESCRIPTION

**SIDE SPACE OFFERING POTENTIAL TO EXTEND.** An opportunity to acquire an extended and greatly improved three-bedroom semi-detached house nestled at the end of a cul-de-sac.

In 2020, planning permission was approved for a double storey side extension to enlarge the house to meet the needs of a larger or growing family. The plans included a dining room off the kitchen, playroom, utility room and a principle bedroom with en-suite.

Any prospective buyer will be impressed with the open plan kitchen/diner which has been tastefully designed to create a fantastic space to entertain and for day to day family living. The kitchen boasts contemporary handleless

units which are sleek and stylish.

The balance of the accommodation comprises an entrance hall, cloakroom and a first floor landing providing access to the principal bedroom with built in wardrobes, second double bedroom, third bedroom and family bathroom.

## OUTSIDE

Front: There is currently a fence blocking access via the dropped kerb to the private driveway. If removed then the driveway access could be re-instated.

Side: Tarmac driveway area in front of garage which is currently converted into 2 stores but could be re-instated. Balance laid to lawn with paved footpath. Timber shed.

Rear: Mix of paving and gravelled surface with ornamental fish pond.

## LOCATION

A local shopping parade (with Co-op supermarket) and bus routes are within short walking distance. The town centre of Uxbridge (with Metropolitan Line & Piccadilly Line), Iwer, Richings Park (with Elizabeth Line) are all within a short drive. London Heathrow Airport, the motorway network and Stockley Business Park are all also within easy motoring distance.

## HEATING & HOT WATER

A gas fired boiler serves the radiator system and underfloor heating to the kitchen/diner and provides the domestic hot water. Electric underfloor heating to bathroom. Electric immersion heater in pressurised hot water cylinder.

## WINDOWS

Double-glazing.

## COUNCIL TAX BAND

We understand that the current council tax band is E.


## TENURE

Mains gas, electricity, water and drainage.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 







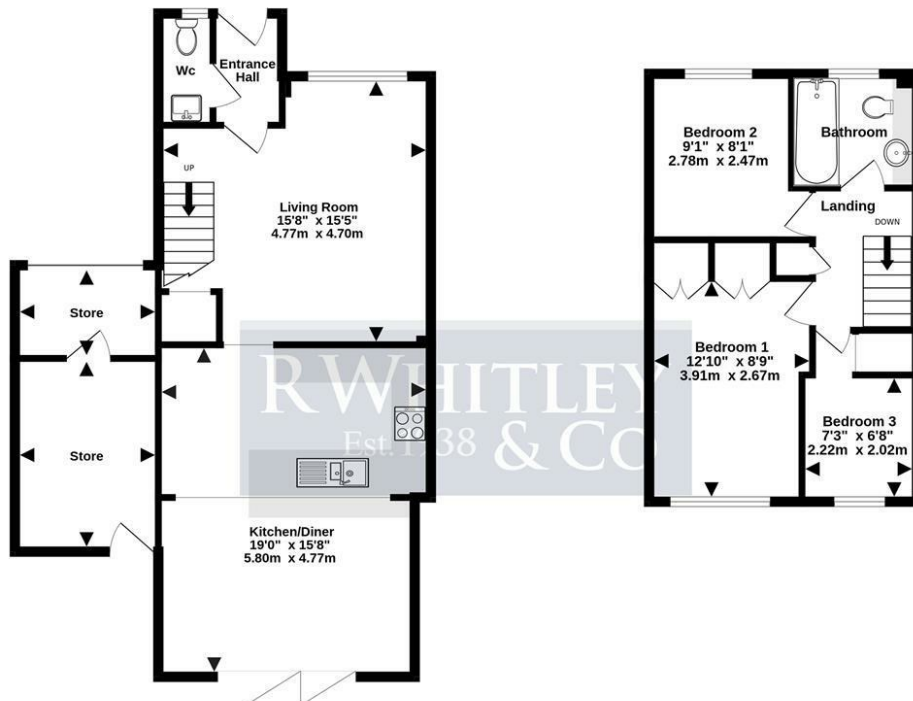






GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.

FIRST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTSIDE STORES

TOTAL FLOOR AREA : 931sq.ft. (86.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# RWHITLEY

Est. 1938 & CO

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