LAKIN & CO

2 Bedroom House - Terraced | 1 Bathroom | 2 Reception

High Street, Iver SL0 9QB

Guide Price £424,950

- Two Bedrooms
- Beautifully Presented
- Large South Facing Garden
- Close To Amenities
- Gas Central Heating
- Extended
- Off Street Parking
- No Upper Chain
- Double Glazing
- EPC Rating D

122 High Street, Uxbridge, Middlesex, UB8 1JT | 01895 544 555
enquiries@lakinandco.com | www.lakinandco.com

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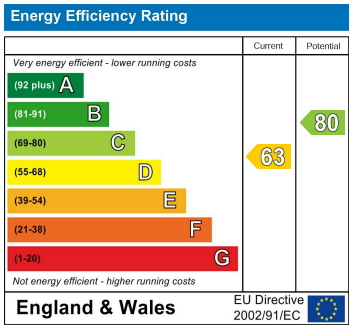
A beautifully presented two bedroom period terraced cottage located on Iver High Street within close proximity of all local amenities. Having been carefully looked after by its current owners this extended property would be ideal for first time buyers looking for their first home and has the added bonus of NO upper chain.

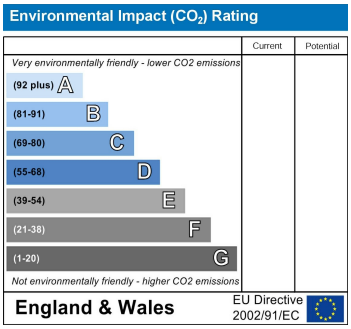
The property briefly comprises, entrance front door into dining room with fire place, spacious lounge with opening to an extended modern fitted kitchen with instant hot tap and induction hob and a downstairs W.C. To the first floor there are two double bedrooms and a large white suite family bathroom with roll top bath and sperate shower. The property has double glazing and gas central heating and benefits from an impressive 100ft south facing garden which is mainly laid to lawn. To the rear there is off street parking for two cars which is accessed via rear service road from the high street. For motorists the M40/M25/M40 is a short drive away and Iver Station (Crossrail) is within a twenty minute walk.

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.

Disclaimer:

These particulars are a general guide only for prospective buyers. They do not form part of any contract. Services, systems and appliances have not been tested





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Total area: approx. 74.4 sq. metres (801.3 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.
Plan produced using PlanUp.

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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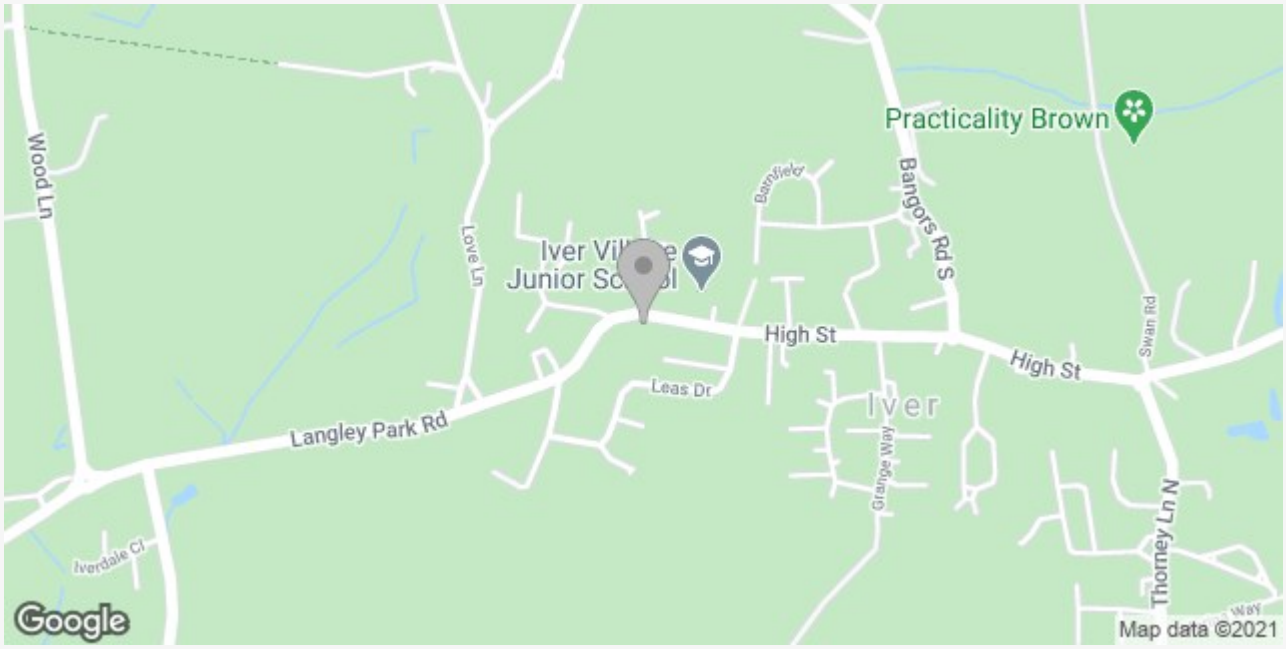

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LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.

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