









Trewarden Avenue, Iver, SL0 0SB

£425,000

- Two Bedroom
- Well Presented Throughout
- Good Transport Links by Road & Rail
- Cul De Sac
- Close to Highly Regarded Schools

- Terraced
- Quiet Residential Road
- Garage
- Parking at Rear
- No Chain

### **Description**

This well presented home creates the perfect space for family living comprising of a welcoming entrance porch, spacious light filled reception/dining room, a modern kitchen with access to the rear garden.

Rising to the first floor features two double bedrooms and a bathroom suite.

A pathway and low maintenance front garden leads you to the front door. To the rear enjoys a private garden mainly laid to lawn with a patio area.

#### **Situation**

Trewarden Avenue situated in the heart of Iver Heath being close to a number of highly regarded schools including Iver Heath primary school and Wexham secondary school. 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 the commuters you can reach Paddington station in approximately 30 minutes by train from Iver. The M25, M1, M40 & M4 are also easily accessible for those needing good road links.



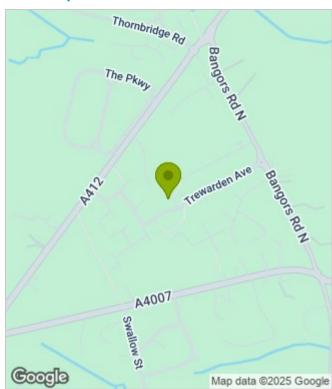




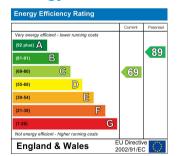
#### Floor Plans

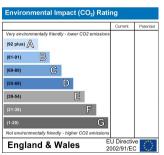
# Trewarden Avenue, Iver, SL0 Approximate Area = 610 sq ft / 56.7 sq m For identification only - Not to scale Garden 11.80 x 4.35 38'9 x 14'3 (Approx) Kitchen Bedroom 1 3.86 x 2.57 3.86 max x 2.57 max 12'8 x 8'5 12'8 x 8'5 Reception / Dining Room 4.44 max x 3.86 max 14'7 x 12'8 Bedroom 2 3.86 max x 2.26 min 12'8 x 7'5 First Floor 9.90 x 5.50 32'6 x 18'1 (Approx) **Ground Floor O**ALLDAY Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. MILLER Produced for Allday & Miller.

### Area Map



## **Energy Performance Graph**





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