



**The Close  
Iver  
Buckinghamshire  
SL0**

**Offers in Excess of £860,000**

**bettermove**

# The Close Iver

Bettermove are proud to present this 4 bedroom detached house, with an additional annexe in Iver.

This property benefits from double glazing and gas central heating throughout, with ample off road parking available for up to 12 vehicles, via the gated driveway.

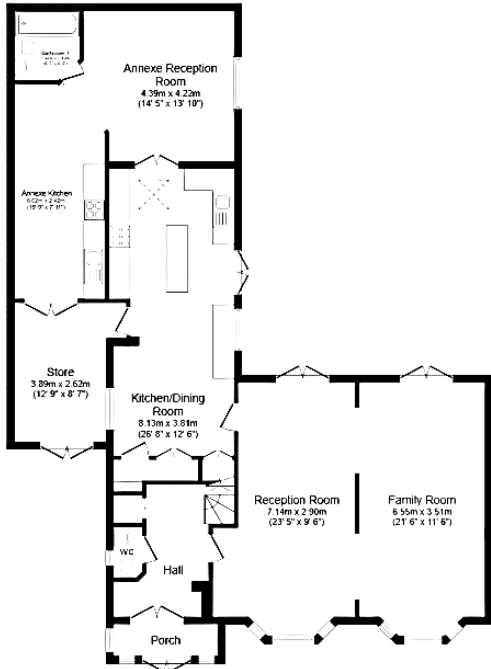
The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, family room, fitted kitchen/dining room and guest cloakroom on the ground floor. The first floor consists of four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside a contemporary family bathroom. In addition, the property benefits from a self-contained annexe comprising a reception/bedroom area, fitted kitchen and shower room. The exterior boasts a private low-maintenance rear garden, perfect for enjoying the summer months.

Located in the sought after village of Iver, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from a variety of local bus and underground routes, including the Elizabeth and Metropolitan lines, with quick access to the M25, and M40.

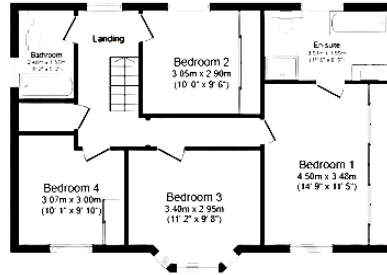
The exciting opportunity should not be missed! All enquiries can be made through Bettermove.





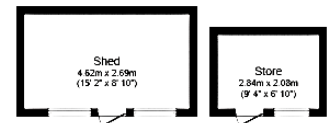
**Ground Floor**

Floor area 141.5 sq.m. (1,523 sq.ft.)



**First Floor**

Floor area 68.9 sq.m. (742 sq.ft.)



**Outbuilding**

Floor area 18.1 sq.m. (195 sq.ft.)

Total floor area: 228.6 sq.m. (2,461 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC



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