

£1,250,000

Potters Cross

Iver, SL0 0BS

PROPERTY SUMMARY

Set on one of Iwer Village's most desirable residential roads, this exquisite four-bedroom detached home offers a perfect blend of contemporary elegance and refined family living. Recently refurbished to an exceptional standard, the property exudes style, comfort, and versatility, making it ideal for modern family life and sophisticated entertaining.

Step inside to discover a spacious and beautifully appointed interior. The generous main reception room provides an inviting space to relax and unwind, complemented by a cosy snug/cinema room perfect for movie nights or quiet reading. The heart of the home is the stunning open-plan kitchen and dining area, a true showpiece designed for both family gatherings and hosting guests. Sleek finishes, premium appliances, and bi-fold doors seamlessly connect the space to a beautifully landscaped rear garden, complete with composite decking for effortless outdoor entertaining.

Additional features on the ground floor include a well-equipped utility room, a convenient guest cloakroom, and a bespoke home gym with a private sauna.

Upstairs, the first floor hosts four spacious bedrooms, including a luxurious principal suite with a stylish en-suite bathroom. The remaining bedrooms are equally well-proportioned and served by a chic family bathroom finished to a high specification.

Externally, the property offers ample driveway parking and attractive landscaped frontage. There is also excellent potential to extend further to the side and rear (subject to planning permission), allowing buyers to tailor the home to their lifestyle needs.

This exceptional home perfectly combines contemporary design, comfort, and practicality in one of Buckinghamshire's most sought-after village settings.

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2



2









Approximate Gross Internal Area
206.59 sq m / 2224 sq ft



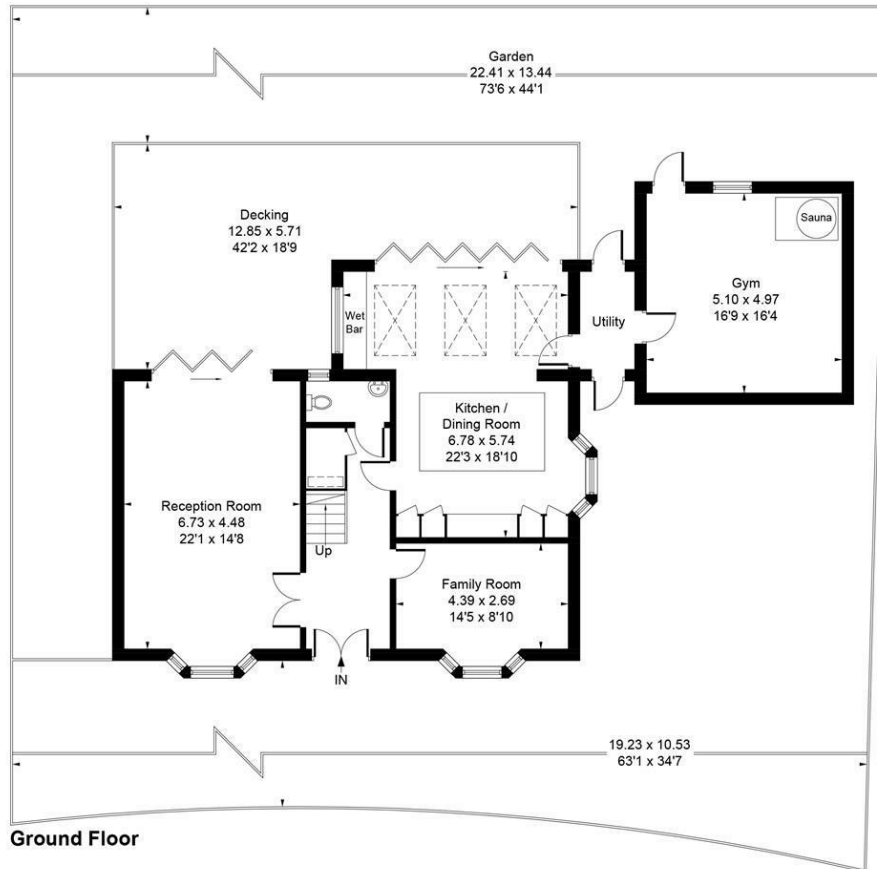
LOCAL AUTHORITY
Buckinghamshire

TENURE
Freehold

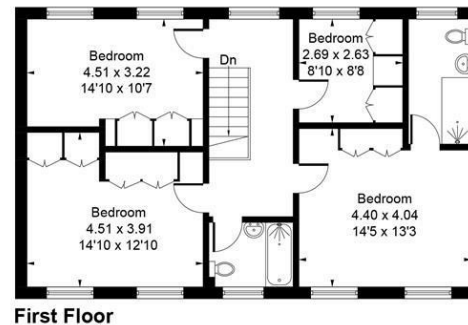
COUNCIL TAX BAND
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VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



□ = Reduced headroom below 1.5m / 5'0"



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Shaw
& Co**
ESTATE
AGENTS

OFFICE ADDRESS
10 Central Parade
New Heston Road
Heston
Middlesex
TW5 0LH

OFFICE DETAILS
0208 570 7258
heston@shawandcoestates.com