



13 Colborne Close, Iver, Buckinghamshire, SL0 0AF

Asking Price | £3,000pcm

## Property Features

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- Stunning Semi-Detached Family Home
- Idyllic Village Location
- Four Bedrooms, Two with En-suite
- Impressive Kitchen/Living Room
- Wide Plot with Generous Garden & Adjacent to Paddocks
- Three Allocated Parking Space
- Private Cul De Sac Location
- Easy Access to London Paddington
- EPC B / Council Tax Band F
- Available to Rent Unfurnished from Early September

## Full Description

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This stunning 4 bedroom semi-detached house is located on a wide plot in the peaceful and picturesque village of Iver in Buckinghamshire. The property boasts a beautiful open plan kitchen/living area with an island breakfast bar that is perfect for entertaining guests. There is also a separate utility room that provides ample storage space for all your household essentials.

The house features four generously sized bedrooms, with two of them complete with stylish en-suite bathrooms, offering the perfect retreat for relaxation. Additionally, there is a modern family bathroom and a downstairs WC, ensuring that all your family's needs are catered for.

The house itself is situated on a wide plot, adjacent to paddocks, offering unparalleled views of the stunning Buckinghamshire countryside. There are French doors from the living area onto the garden making it the perfect entertainment space to share with friends and family. To the front, there is parking for three vehicles as well as visitor parking.

This idyllic village is located in the heart of Buckinghamshire, offering a plethora of activities and attractions perfect for all ages. One of the main attractions is the new Elizabeth line station which means travel into Paddington is as fast as 30 minutes. Iver is situated in in picturesque countryside where you can enjoy walks along the Grand Union Canal that runs through the village. Additionally, Black Park and Langley Park are both great places to visit with vast open spaces that include lakes and woodland areas. And if you are looking for a forest adventure, Black Park even has a "Go Ape" activity course with high ropes and zip lines.

Iver is home to plenty of good pubs, restaurants and cafes as well as plenty of sports and leisure activities to enjoy too. Iver Heath Lawn Tennis Club is perfect for those who enjoy a game of tennis with family and friends and if you fancy a game of golf, there are courses at Iver, Wexham Park and Denham. For those who love to shop, Iver offers a host of local independent retailers and high street stores, including the nearby town of Uxbridge, which is home to the popular Intu Uxbridge Shopping Centre.

In summary, this property offers a unique opportunity to rent a stunning family home in one of Buckinghamshire's most sought-after locations within a commutable distance to London Paddington.







Approximate total area<sup>(1)</sup>

1476.67 ft<sup>2</sup>  
137.19 m<sup>2</sup>

Reduced headroom

29.42 ft<sup>2</sup>  
2.73 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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