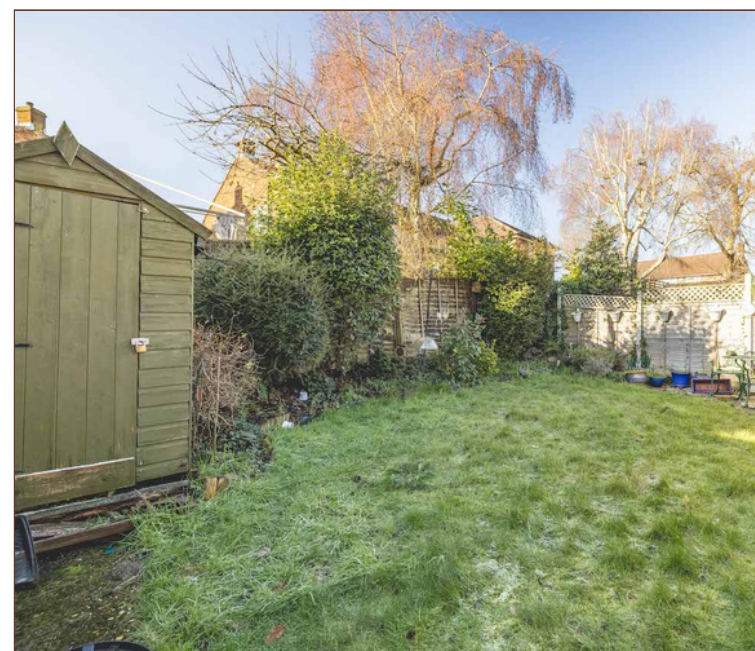




Oakwood Estates is pleased to present this first-floor maisonette featuring two bedrooms, one reception rooms, separate kitchen and bathroom. Conveniently located within walking distance of local shops, primary schools and just a short drive from nearby train stations and motorways. Additional highlights include a garage, and a generously sized rear garden, perfect for outdoor relaxation or hosting guests. Nestled in a highly sought-after location, this apartment is just a short stroll from local shops, catering to your daily needs, and only a brief drive to nearby train stations, offering excellent connectivity for commuters. Its proximity to major motorways also ensures seamless travel to surrounding areas, making it an ideal choice for those seeking a balanced lifestyle with both tranquillity and accessibility.

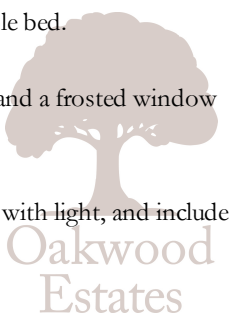
The property opens into an entrance stairway that ascends to a spacious landing area, showcasing high ceilings and providing access to all the main rooms. The reception room features a front-facing window, carpeted flooring. The living room is generously proportioned, offering a warm and inviting atmosphere. It features pendant lighting, a bay window that provides an abundance of natural light and front views, and a charming feature fireplace that serves as a focal point. With ample space for both living and dining furniture, the room is ideal for relaxation and entertaining.

The main bedroom is situated at the rear of the property and benefits from pendant lighting and a window overlooking the rear garden, filling the space with natural light. This room also includes a built-in wardrobe, space for a king-sized bed, and carpeted flooring.

Bedroom Two has an inbuild cupboard for storage, a window over looking the front and space for a double bed.

The bathroom is modern and fully tiled, featuring a bath with a shower, a low-level WC, a hand wash basin, a towel rail, and a frosted window offering privacy while allowing in natural light.

Completing the property is the kitchen, designed with functionality in mind. It includes two windows flooding the room with light, and include appliances, a washing machine freestanding oven and fridge.



Property Information

-  SHARE OF FREEHOLD
-  COUNCIL TAX - BAND C (£2081.47)
-  MODERNISED BATHROOM
-  GARAGE
-  CLOSE TO ALL LOCAL AMENITIES
-  2 BEDROOM MAISONETTE
-  ONE RECEPTION ROOM
-  PRIVATE REAR GARDEN
-  GREAT SCHOOL CATCHMENT AREA
-  CLOSE TO MOTORWAYS AND TRANSPORT LINKS

					
x2	x1	x1	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Share of Freehold

Council Tax

Band C (£2081.47)

Internet Speed

Ultrafast

Garden

The garden is situated at the rear of the property, offering a spacious lawned area ideal for outdoor activities or relaxation. A small patio provides a charming space for al fresco dining or lounging, while a shed offers convenient storage for gardening tools or outdoor equipment. The overall layout creates a peaceful and functional outdoor space perfect for enjoying the surroundings.

Schools

The area boasts a rich educational landscape, including prominent institutions such as Iver Village Junior School, Iver Village Infant School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, Langley Grammar School, and numerous others, ensuring a diverse range of educational opportunities for students of all ages and interests.

Local Area

Iver Heath is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Heath has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centers of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.

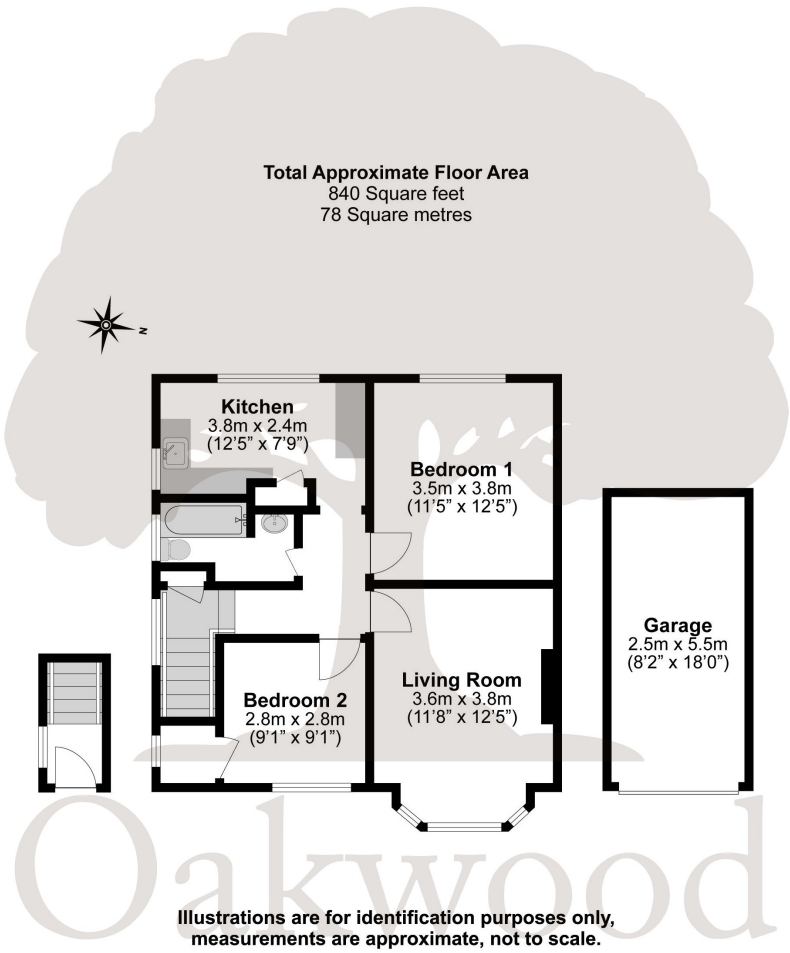
Transport Links

The property is conveniently located just 2.8 miles from Uxbridge Underground Station, 2.9 miles from Iver Rail Station, and 2.95 miles from Denham Rail Station, ensuring excellent transport links. Heathrow Airport is a manageable 8.3 miles away, ideal for frequent travelers. For drivers, the M40 is only 2 miles away, and the M25 is within easy reach at just 3 miles, providing seamless connectivity to major destinations.

Council Tax

Band C

Floor Plan



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

