













Oakwood Estates are delighted to present this beautifully maintained ground-floor maisonette, ideally located in the heart of Iver. This charming two-bedroom property offers comfortable and well-balanced living, making it an excellent choice for professionals, couples, or small families.

The home features two spacious double bedrooms, both offering ample room for furnishings and storage. A well-appointed, closed-plan kitchen comes fully fitted with essential appliances, ideal for everyday living. The bright and welcoming living room provides a perfect space for relaxation or entertaining, flowing seamlessly into a conservatory that fills the area with natural light and enhances the sense of space.

Externally, the property benefits from a private, low-maintenance garden—perfect for enjoying outdoor time with minimal upkeep. Inside, a modern three-piece bathroom suite completes the accommodation, combining practicality with style.

Conveniently situated close to local schools, shops, and everyday amenities, the property also enjoys excellent transport links for easy commuting to surrounding areas. Further benefits include ample roadside parking.

Offered to the market with no onward chain.

Property Information

- LEASEHOLD · 85 YEARS REMAINING
- EPC RATING - D
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE GARDEN
- CLOSE TO TRANSPORT LINKS AND MOTORWAYS
- COUNCIL TAX - BAND C
- GROUND FLOOR MAISONETTE
- CONSERVATORY
- NO CHAIN
- IDEAL FIRST TIME PURCHASE

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

Tenure
Leasehold · 85 years remaining
Ground Rent £200 per year. Paid Half yearly.
Building Insurance £540.63 per year.

Council Tax Band
C (£2,134 p/yr)

Mobile Coverage
5G Voice and Data

Mobile Speed
Ultrafast

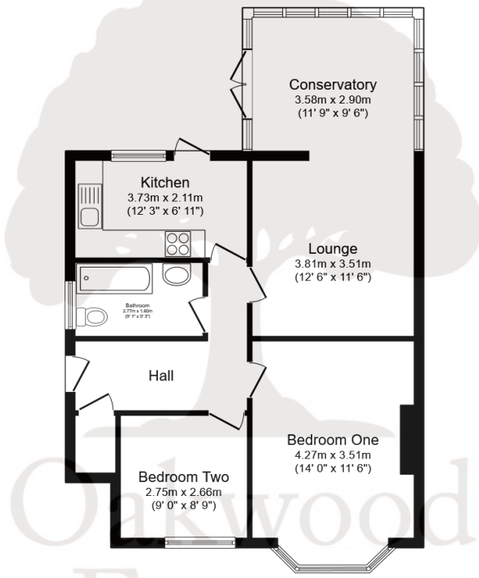
Local Area
Iver Heath is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, 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.

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.

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



Floor Plan
Floor area 70.8 sq.m. (762 sq.ft.)

Total floor area: 70.8 sq.m. (762 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Oakwood Estates

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