

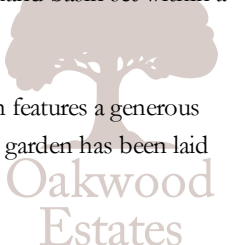


Oakwood Estates is pleased to present this extended three-bedroom, two-bathroom semi-detached home, featuring two reception rooms and beautifully updated interiors by the current owners. The property enjoys open views over surrounding fields and benefits from driveway parking for up to three vehicles. Ideally located, it is within a short, level walk of local schools and just a short drive to major motorway links, including the M40, M25, and M4. Excellent transport connections are also nearby, with Iver (Elizabeth Line), Uxbridge (Underground), and Denham (Chiltern Rail) stations all within easy reach. The home is also conveniently close to Black Park and Langley Park, offering extensive green space and leisure opportunities.

The property is entered via a porch leading into an internal hallway with stairs rising to the first floor and a door opening into the open-plan reception/dining room. The dining area features bi-fold doors providing access to the rear garden, space for a dining table and chairs, and wood flooring that flows through into the living area. The living space is bright and airy, with a front-aspect window and ample room for two good-sized sofas. The kitchen is fitted with shaker-style units, tiled splashbacks, and tiled flooring. It also benefits from a side access door and a window overlooking the front of the property. Completing the ground floor is a fully tiled shower room comprising a low-level WC and a wash hand basin.

Upstairs, there are three well-proportioned double bedrooms along with the family bathroom. Bedroom one overlooks the front aspect and offers space for a king-size bed together with built-in wardrobes. Bedroom two enjoys views over the rear aspect and the surrounding fields, with space for a double bed and additional bedroom furniture. Bedroom three also faces the front and comfortably accommodates a double bed and furniture. The family bathroom is fully tiled and includes a panelled bath with a shower over, a low-level WC, and a wash hand basin set within a vanity unit.

Externally, the front of the property offers a gravel driveway providing parking for at least three vehicles. The rear garden features a generous decking area ideal for outdoor dining and entertaining, with space for a table, chairs, and barbecue. The remainder of the garden has been laid with gravel by the current owners, offering a low-maintenance outdoor space.



Property Information

-  FREEHOLD PROPERTY
-  EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOUSE
-  OPENPLAN LIVING/DINING ROOM
-  EASY TO MAINTAIN GARDEN
-  GREAT SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND - D (£2,572.49 P/YR)
-  TWO BATHROOMS (ONE ON THE GROUND FLOOR)
-  DRIVEWAY PARKING FOR THREE CARS
-  VIEWS OVER FIELDS
-  CLOSE TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS

					
x3	x2	x2	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Freehold

Council Tax Band

D (£2,572.49 p/yr)

Plot/Land Area

0.06 Acres (255.00 Sq.M.)

Mobile Coverage

5G Voice and data

Internet 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 centres 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 a Gym.

Transport Links

Uxbridge Underground Station is 2 miles away, Iver Rail Station is also 2 miles away, and Denham Rail Station is 2.95 miles from the property. Heathrow Airport is 10 miles distant, while the M40 is just 2 miles away and the M25 is 3 miles away.

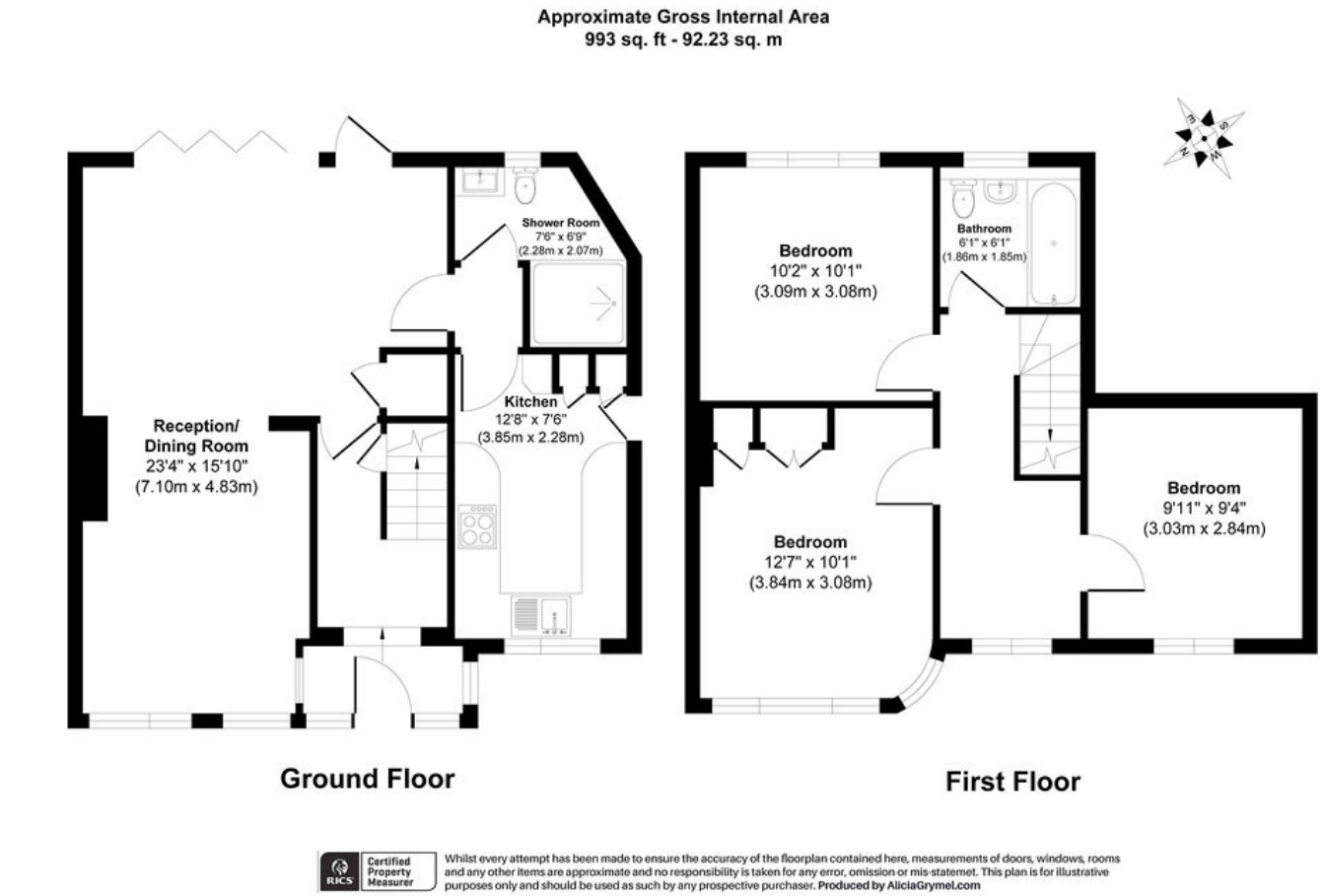
Schools

Nearby educational institutions include Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, among many others.

Council Tax

Band D

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.

