

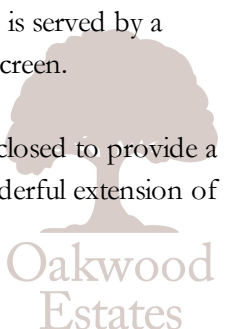


Oakwood Estates are proud to present this beautifully appointed contemporary three-bedroom semi-detached home, nestled within an exclusive and intimate development in the heart of Iver Heath. Ideally suited to buyers seeking modern living in a tranquil setting, this exceptional property offers bright, spacious accommodation throughout, complemented by attractive views across a charming communal green and the neighboring paddocks beyond.

Stepping inside, a welcoming entrance hall provides access to a stylish ground-floor shower room and a versatile front reception room, offering flexibility as a third bedroom, home office, playroom, or additional sitting room. To the rear of the property lies the impressive open-plan kitchen, dining and living area – a superb space designed for modern family living. Benefiting from dual-aspect windows, the room is bathed in natural light throughout the day. The contemporary kitchen is beautifully appointed with a range of integrated appliances, including a fridge freezer, washing machine, dishwasher, electric hob and twin ovens. French doors open seamlessly onto the rear garden, creating the perfect setting for entertaining and enjoying indoor-outdoor living during the warmer months.

The first floor features a spacious landing leading to two well-proportioned double bedrooms. The principal bedroom enjoys the added benefit of fitted wardrobes and a sleek en-suite shower room, while the second bedroom is served by a contemporary family bathroom complete with a paneled bath, overhead shower and glass screen.

Outside The private rear garden has been thoughtfully landscaped, featuring a patio area and lawn, all enclosed to provide a high degree of privacy. Ideal for families, pet owners or simply relaxing outdoors, the space offers a wonderful extension of the home. To the front, the property benefits from two allocated parking spaces.



Property Information

-  FREEHOLD PROPERTY
-  THREE BEDROOMS AND THREE BATHROOMS
-  BUILT IN 2016 WITHIN A QUIET, PRIVATE CUL-DE-SAC
-  TWO ALLOCATED PARKING SPACES
-  GREAT SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND E (£3,088 P/YR)
-  BRIGHT OPEN-PLAN KITCHEN/DINING/LIVING SPACE
-  GROUND FLOOR FAMILY ROOM/BEDROOM THREE
-  EXCELLENT TRANSPORT LINKS (M25, M4, M40 & CROSSRAIL STATIONS)
-  CLOSE TO BLACK PARK & LANGLEY PARK



x3

Bedrooms



x1

Reception Rooms



x3

Bathrooms



x2

Parking Spaces



Y

Garden



N

Garage

Tenure

Freehold Property
Annual Service Charge £563

Council Tax Band

E (£3,088 p/yr)

Plot/Land Area

0.05 Acres (187.00 Sq.M)

Internal Area

1,142 Sq.Ft.

Mobile Coverage

5G Voice and data

Internet Speed

Ultrafast

Area

Iver Heath is a peaceful and well-connected village in Buckinghamshire, offering a perfect balance of countryside charm and modern convenience. Surrounded by the scenic Colne Valley Regional Park, the area is rich in green spaces and outdoor amenities. Local favourites include Iver Recreation Ground, which features a BMX track, multiple children’s play areas (including accessible equipment), an outdoor gym, and a basketball court—ideal for families and fitness enthusiasts. Nearby, the Iver Environment Centre offers a wildlife garden and community learning space, while Hardings Row Nature Reserve and Iver Heath Fields provide quiet retreats for walking and nature-watching. The village itself has a strong community spirit, supported by local events and initiatives run by the Iver Heath Residents’ Association. Day-to-day living is convenient with a selection of local shops, cafés, and services. Transport links are excellent: Iver Station (on the Elizabeth Line) offers direct connections to central London and Reading, while the nearby M25, M40, and M4 motorways make road travel easy. Regular bus services link Iver Heath to Slough and Uxbridge, and Heathrow Airport is just a short drive away, making this an ideal location for commuters and families alike.

Transport

Iver Rail Station is located within easy reach, with Langley (Berks) Rail Station also nearby. Uxbridge Underground Station is just a short drive away, offering excellent transport connections. Heathrow Terminal is conveniently accessible, making travel further afield hassle-free. Denham Rail Station is also within a comfortable distance, rounding out a variety of transport options in the area. Easy access to the M25, M40, M4, and Heathrow Airport.

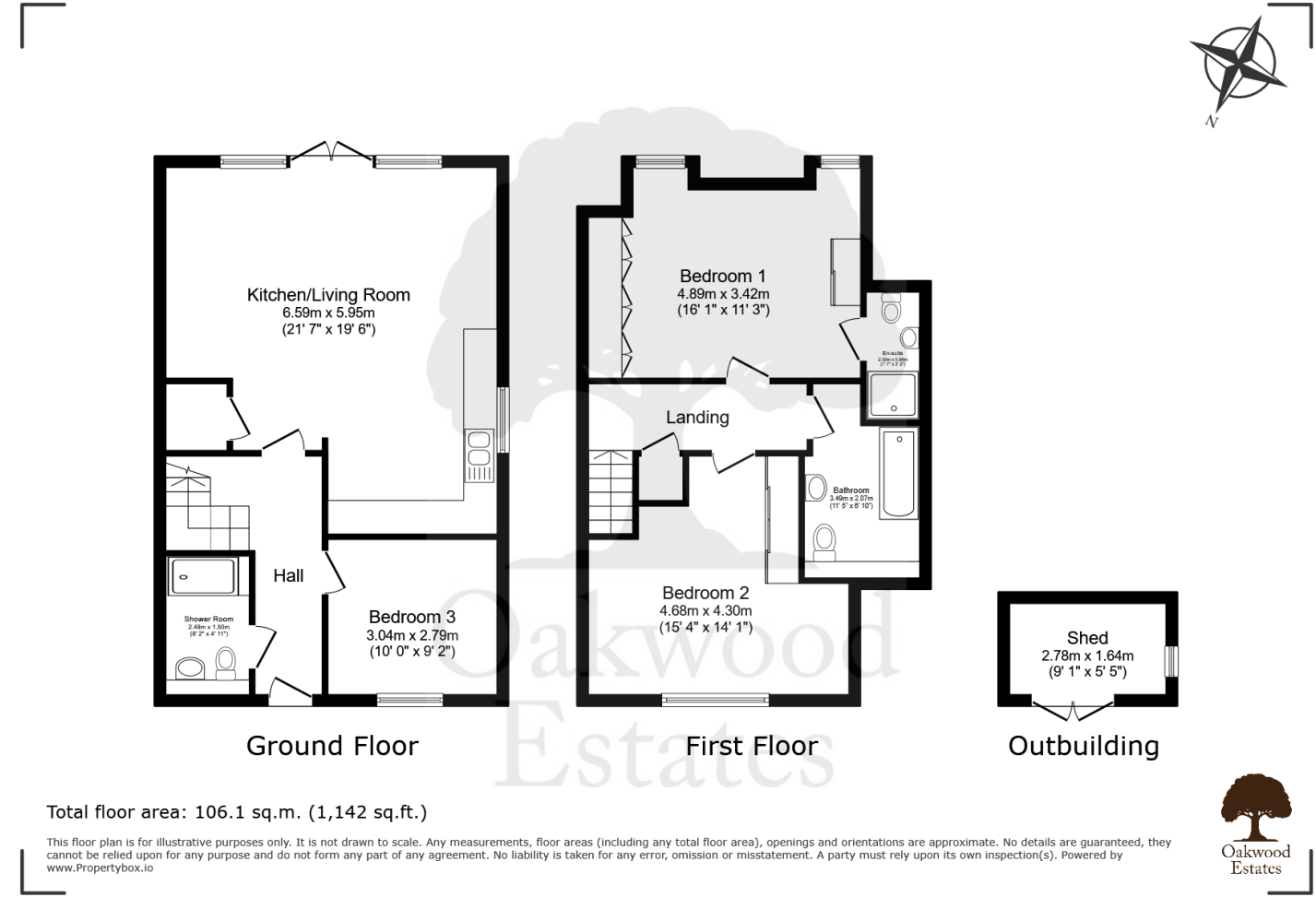
Schools

The educational landscape in the vicinity includes institutions like Iver Heath Infant School and Nursery, which naturally feed into Iver Heath Junior School. Further along the academic journey, students have access to The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, and a host of other schools providing diverse educational pathways for learners.

Council Tax

Band E

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.

