



Oakwood Estates are delighted to bring to the market this well-presented ground-floor maisonette, offering a thoughtfully arranged layout extending to approximately 716 sq ft, including the garage. The property represents an excellent opportunity for first-time buyers, downsizers and investors alike.

The accommodation opens into a welcoming central hallway, providing access to all principal rooms and creating a practical and well-connected flow throughout the home. To the front, the bright and spacious reception room provides a comfortable living environment, with an abundance of natural light and generous proportions allowing for both seating and dining areas.

The property benefits from a particularly impressive primary bedroom, offering excellent proportions, while the versatile second bedroom provides flexibility to suit a variety of lifestyle requirements, whether used as a bedroom, home office or additional living space.

To the rear, the well-appointed kitchen is arranged in a practical layout, offering a good range of worktop and storage space, making it well suited to everyday cooking and entertaining. The adjoining bathroom is fitted with a full suite, including a bathtub, providing both convenience and comfort.

Externally, the property benefits from its own private garage, offering valuable additional space for parking, storage or potential hobby use. The overall accommodation is both practical and easy to maintain, making this an appealing home for a wide range of buyers.

Situated in the popular residential area of Iver Heath, the property enjoys a peaceful setting while remaining within easy reach of local amenities and excellent transport links. Iver Station is less than two miles away and provides access to both the Elizabeth Line and GWR services, offering convenient connections towards London, Paddington and Oxford. There is also a complimentary bus service provided by Pinewood Studios, offering routes to both Gerrards Cross and Uxbridge, further enhancing the area's excellent connectivity.

This well-proportioned maisonette combines practical living accommodation with excellent transport links and valuable garage provision, making it an attractive opportunity for those looking to purchase in this sought-after location.



Property Information

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LEASEHOLD - 122 YEARS REMAINING
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GROUND FLOOR MAISONETTE
- 

RECEPTION ROOM
- 

FAMILY BATHROOM
- 

SOUTH FACING GARDEN
- 

COUNCIL TAX BAND - D (£2,572.49 P/YR)
- 

TWO BEDROOMS
- 

WELL- EQUIPPED KITCHEN
- 

PRIVATE GARAGE
- 

FREE BUS PROVIDED BY PINEWOOD STUDIOS



x2

Bedrooms



x1

Reception Rooms



x1

Bathrooms



0

Parking Spaces



Y

Garden



Y

Garage

Tenure

Leasehold
Lease Start Date - 16 Oct 2023
Lease End Date - 17 Oct 2148
Lease Term - 125 years from 17 October 2023
Lease Term Remaining - 122 years

Council Tax Band

Band: D
Annual Price: £2,572.49

Mobile Coverage

5G voice and data

Broadband

Basic - 5 Mbps
Superfast - 80 Mbps
Ultrafast - 1000 Mbps

Satellite / Fibre TV Availability

BT, Sky, and Virgin.

Transport

Pinewood Green is ideally positioned in the sought-after village of Iver Heath, combining a desirable village setting with excellent transport connections for commuters and families alike. Iver Station, served by the Elizabeth Line, is within easy reach and provides direct services to Central London, Canary Wharf, Heathrow Airport and Reading, offering fast and convenient connections across the capital and beyond.

The property is also well placed for access to the M4, M40 and M25 motorway networks, providing straightforward road connections to London, Heathrow Airport, the Thames Valley and the wider South East. Uxbridge Underground Station is also nearby, offering Metropolitan and Piccadilly Line services. In addition, Pinewood Studios provides a complimentary bus service connecting Iver Heath with Gerrards Cross and Uxbridge, offering further convenience for local travel.

With superb rail and road links, convenient local bus connections and the appeal of a well-connected village location, Pinewood Green offers an enviable combination of connectivity, convenience and quality of life.

Schools

The property is conveniently located near a variety of educational institutions, catering to different age groups and preferences. Whether you're seeking an infant, junior, senior, private, or grammar school, the area offers a diverse range of options for students. To verify official school catchment areas, please visit the Buckinghamshire schools admissions webpage: <https://services.buckscc.gov.uk/school-admissions/nearest>.

Local Area

Iver Heath is one of South Buckinghamshire's most desirable villages, offering an attractive blend of village charm, excellent amenities and outstanding connectivity. Surrounded by beautiful green spaces and woodland, including the renowned Black Park and Langley Park, the area is particularly popular with families seeking a balance between countryside living and easy access to London.

The village benefits from a strong sense of community and offers a range of everyday amenities including local shops, cafés, pubs, healthcare facilities and well-regarded primary and secondary schools. Residents enjoy access to a variety of leisure and recreational opportunities, with extensive walking, cycling and outdoor pursuits available nearby.

Council Tax

Band D

Floor Plan

