



Oakwood Estates is delighted to present to the market this attractive ground-floor two-bedroom maisonette, offering well-proportioned accommodation together with the added benefit of private front and rear gardens.

The property provides a practical and versatile layout, making it an ideal choice for first-time buyers, couples, small families, or those looking for a comfortable home with convenient access to local amenities.

Upon entering, the property leads into a welcoming entrance area, providing access to the principal rooms. The generously sized Sitting/Dining Room offers an excellent space for both relaxing and entertaining, with ample room for comfortable seating and a dining area. The room provides a versatile heart to the home and is well suited to a variety of furniture arrangements.

The kitchen provides a functional space for everyday cooking and meal preparation, with scope for the new owner to personalise and make the space their own.

There are two well-proportioned bedrooms, providing comfortable accommodation for a family, couple, or those requiring a spare bedroom for guests, children, or home working. Completing the internal accommodation is the family bathroom, providing the essential facilities for modern day-to-day living.

A particular feature of this property is the inclusion of both front and rear gardens, providing valuable outdoor space for relaxing, entertaining, gardening, or family use. The rear garden offers an additional private area away from the main living accommodation, while the front garden provides an attractive approach to the property.

The location is another key benefit, being situated just a stone's throw from a range of local amenities, including nearby schools, shops, and popular local pubs. The convenient setting makes this property particularly appealing to families, with everyday essentials and local facilities within easy reach.

Overall, this is a well-located two-bedroom ground-floor maisonette offering generously proportioned living accommodation and private outdoor space. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.



Property Information

	LEASEHOLD PROPERTY - 87 YEARS REMAINING		COUNCIL TAX BAND - C £2,246
	GROUND-FLOOR TWO-BEDROOM MAISONETTE		SPACIOUS SITTING/DINING ROOM
	WELL-PROPORTIONED TWO BEDROOMS		FAMILY BATHROOM
	FITTED KITCHEN		FRONT AND REAR GARDENS
	CLOSE TO LOCAL SCHOOLS AND SHOPS		POPULAR LOCAL PUBS NEARBY

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

Tenure

Leasehold
Lease Start Date - 18 Jun 1989
Lease End Date - 19 Jun 2114
Lease Term - 125 years from 19 June 1989
Lease Term Remaining - 87 years

Council Tax Band

Band - C
Annual Price - £2,246

Plot/Land Size

0.06 acres

Mobile Coverage

5G Voice & Data

Broadband

Basic - 7 Mbps
Superfast - 54 Mbps
Ultrafast - 1000 Mbps

Satellite / Fibre TV Availability

Sky, BT, & Virgin.

Transport

The property is ideally positioned for commuters, with excellent transport links close by. Uxbridge Underground Station, Iver Railway Station (offering Elizabeth line services), and Denham Railway Station on the Chiltern Main Line are all within easy reach. The nearby M25, M40, and M4 motorways provide excellent road connections, while Heathrow Airport is also conveniently accessible, making this an ideal location for commuters and frequent travellers alike.

Schools

The property is well placed for access to a range of excellent local schools, including Iver Heath Junior School and Iver Heath Infant School and Nursery, both within close proximity. Further educational facilities include The Chalfonts Community College, Burnham Grammar School, and Beaconsfield High School, providing a variety of highly regarded schooling options for families.

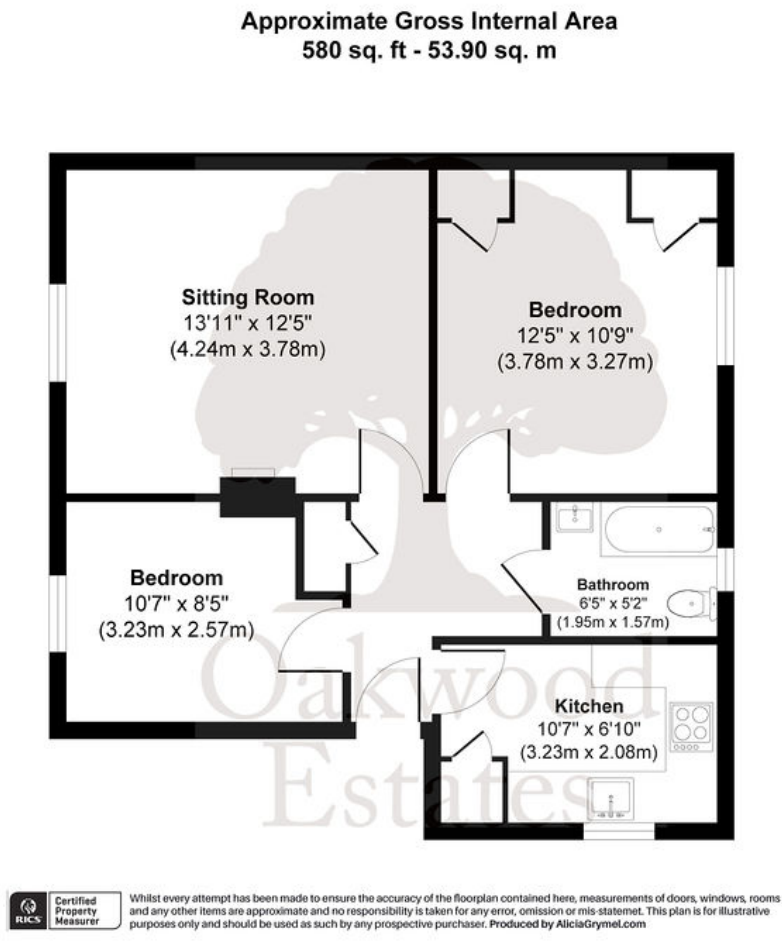
Location

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 to various local amenities and just over 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.

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.

