













Oakwood Estates are delighted to present this beautifully appointed and thoughtfully designed, extended three-bedroom semi-detached family home, discreetly set back from Church Road in Iver Heath. Ideally positioned within easy walking distance of the GP surgery, pharmacy, Co-op and other local amenities, the property is also conveniently located for Iver Heath Infant and Junior Schools.

The outstanding feature of this impressive home is the exceptional 26'3" x 22'8" open-plan living space. Designed to be the true hub of the home, this versatile and stylish room provides an ideal setting for both relaxed family living and entertaining. The space benefits from engineered oak flooring with underfloor heating, bi-fold doors opening onto the rear garden and motorised skylight windows, creating a bright and welcoming environment throughout the day.

There is ample room for formal dining, while a useful breakfast bar provides a natural connection to the contemporary fitted kitchen. The kitchen is finished with modern units and includes an integrated fridge/freezer. A separate utility area is conveniently accessed directly from the open-plan living space.

Also on the ground floor is a cosy cinema/family room, currently equipped with a projector and fitted screen, which may be available by separate negotiation. Completing the ground floor is a stylish wet room featuring a shower, built-in speaker system and heated mirror.

Upstairs, the generous principal bedroom benefits from built-in speakers and a full wall of fitted wardrobes. There is a further well-proportioned bedroom, and a smaller bedroom alongside a beautifully finished modern family bathroom.

The bathroom features underfloor heating, built-in TV, a panelled bath with shower over and a glass shower screen.

A further bonus is the carpeted loft room with a window and eaves storage, offering excellent versatility and potential for full conversion, subject to the necessary consents. In its current form, it provides a useful additional space that could be utilised as a hobby room, home storage area or similar.

The property is further enhanced by a range of high-quality features and technology, including a Lutron lighting system, CCTV and a selection of quality fixtures and fittings throughout.

Externally, the front driveway provides off-road parking for up to three vehicles. To the rear is a well-equipped garden featuring a combination of patio and lawn, together with a hand-wound* awning and timber shed.

At the end of the garden is a useful detached office, complete with carpet, lighting, power and internet points, providing an ideal space for home working or a dedicated study.

Overall, this is a superbly presented and thoughtfully designed family home, combining generous living accommodation with contemporary finishes, smart technology and excellent outdoor space, all in a convenient Iver Heath location

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Property Information

- FREEHOLD PROPERTY
- EXTENDED THREE-BEDROOM SEMI-DETACHED HOME
- IMPRESSIVE 26'3" X 22'8" OPEN-PLAN LIVING SPACE
- CINEMA/FAMILY ROOM AND GROUND-FLOOR WET ROOM
- VERSATILE LOFT ROOM WITH CONVERSION POTENTIAL
- COUNCIL TAX BAND - E £3,088.04 P/YR
- SET BACK FROM CHURCH ROAD, IVER HEATH
- CONTEMPORARY KITCHEN WITH UTILITY AREA
- MODERN BATHROOM WITH UNDERFLOOR HEATING
- GARDEN OFFICE, DRIVEWAY PARKING FOR THREE CARS

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

Tenure
Freehold Property

Council Tax Band
Band: E
Annual Price: £3,088

Plot/Land Area
0.07 Acres

Mobile Coverage
5G Voice and data

Area
Situated on the sought-after Church Road in the heart of Iver, this property enjoys an excellent balance of village charm and superb connectivity. Iver Village offers a range of everyday amenities, including independent shops, cafés, restaurants, supermarkets, and highly regarded primary and secondary schools, making it an ideal location for families.

Commuters are exceptionally well served, with Iver Station (Elizabeth Line) providing fast and direct services into Central London, Canary Wharf, and Reading, while nearby Langley and Uxbridge offer further shopping, leisure, and transport options. The M4, M25, and M40 motorway networks are all within easy reach, as is Heathrow Airport, making the location ideal for both business and leisure travel.

For those who enjoy the outdoors, the surrounding area is home to a number of green open spaces, including Black Park Country Park, Langley Park, and Richings Park Golf Club, offering excellent opportunities for walking, cycling, and recreation.

Combining a peaceful village setting with outstanding transport links and a wealth of local amenities, Church Road remains one of Iver's most desirable residential addresses.

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.

Transport Links
The property is ideally located for commuters, with excellent transport connections by road and rail. Iver Station, served by the Elizabeth Line, is just a short distance away and provides fast, direct services to Paddington, Bond Street, Tottenham Court Road, Liverpool Street, Canary Wharf, and Reading, making travel into Central London and beyond both quick and convenient.

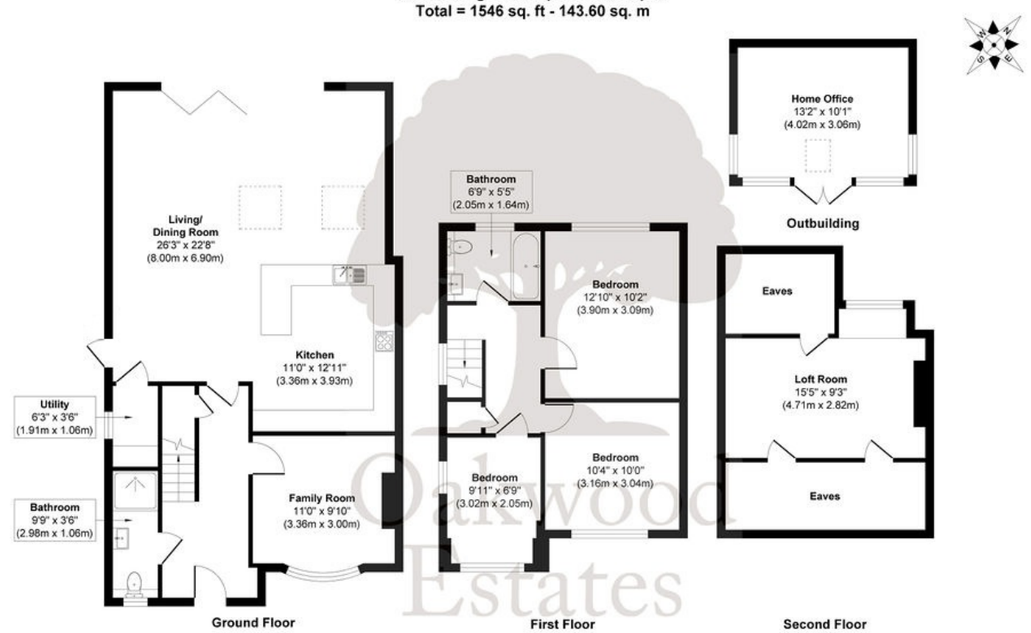
The nearby M4, M25, and M40 motorway networks offer easy access to London, Heathrow Airport, the Thames Valley, and the wider motorway network, while Heathrow Airport is approximately 15 minutes away by car, making the location ideal for frequent travellers.

Regular local bus services connect Iver with Uxbridge, Slough, Langley, and surrounding areas, while nearby towns provide further rail links, shopping, and leisure facilities. Combining outstanding road and rail connectivity with the tranquillity of a village setting, Iver is perfectly positioned for both commuters and families alike.

Council Tax
Band E

Floor Plan

Approximate Gross Internal Area
Main House = 1414 sq. ft - 131.30 sq. m
Outbuilding = 132 sq. ft - 12.30 sq. m
Total = 1546 sq. ft - 143.60 sq. m



RICS Certified Property Measurer
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statemet. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Produced by AliciaGrymel.com
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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.

