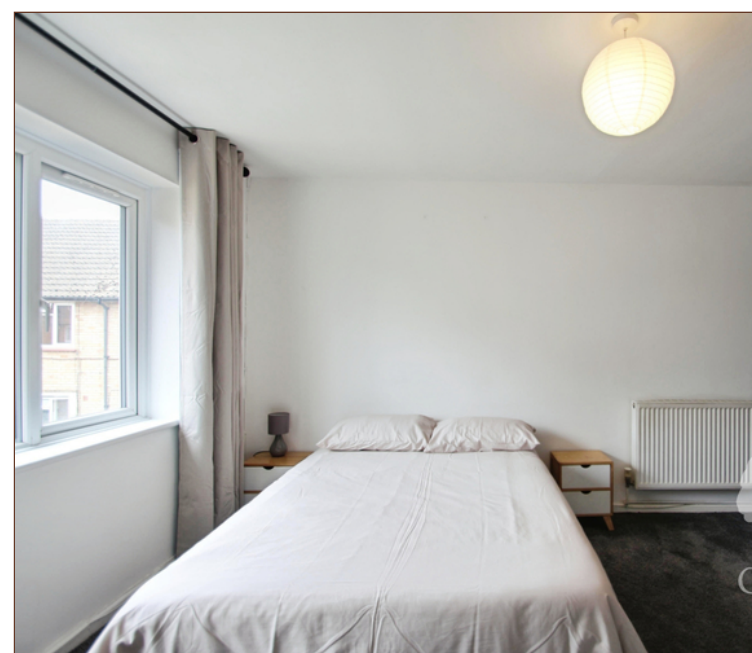




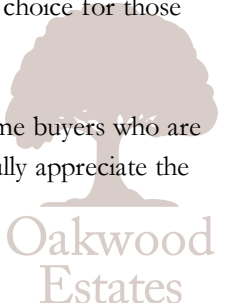
Oakwood Estates are delighted to present this attractive first-floor, two-double-bedroom maisonette, in the popular residential area of Iver Heath. Offering spacious and comfortable accommodation throughout, this property is ideally suited to working professionals, couples or a small family seeking a well-located home with excellent transport connections.

The property comprises two generously sized furnished double bedrooms, providing comfortable and practical living space, along with a separate kitchen offering a dedicated area for cooking and food preparation. The good-sized living room provides a welcoming space to relax and unwind, making it ideal for both everyday living and entertaining guests. The bathroom is maintained to a good standard, completing the property's well-proportioned accommodation.

Externally, residents benefit from access to a shared rear garden, offering a pleasant outdoor space to enjoy during the warmer months. The property also benefits from on-street parking, with ample spaces generally available into the evening, providing added convenience for residents with vehicles.

Ideally positioned in central Iver Heath, the property enjoys a convenient location close to local amenities, shops and everyday essentials. Commuters will particularly appreciate the excellent transport links, with easy access to both the M40 and M25, providing convenient connections to surrounding towns and wider destinations. This makes the property an excellent choice for those travelling for work or looking to benefit from convenient road links.

Combining outdoor space and a convenient location, this maisonette presents an appealing option for first-time buyers who are seeking a comfortable home in a well-connected residential area. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.



Property Information



LEASEHOLD PROPERTY - 88 YEARS REMAINING



FIRST FLOOR MAISONETTE



PRIVATE REAR GARDEN



GOOD-SIZED LIVING ROOM



BATHROOM



COUNCIL TAX BAND C



TWO DOUBLE BEDROOMS



SEPARATE KITCHEN



EXCELLENT M40 AND M25 ACCESS



CLOSE TO LOCAL AMENITIES

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

Tenure

Leasehold
Lease Start Date - 27 Aug 1989
Lease End Date - 28 Aug 2114
Lease Term - 125 years from 28 August 1989
Lease Term Remaining - 87 years
Ground Rent - £725

Council Tax Band

Band: C
Annual Price: £2,246

Mobile Coverage

5G Voice and data

Broadband

Basic - 7 Mbps
Superfast - 53 Mbps
Ultrafast - 1000 Mbps

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.

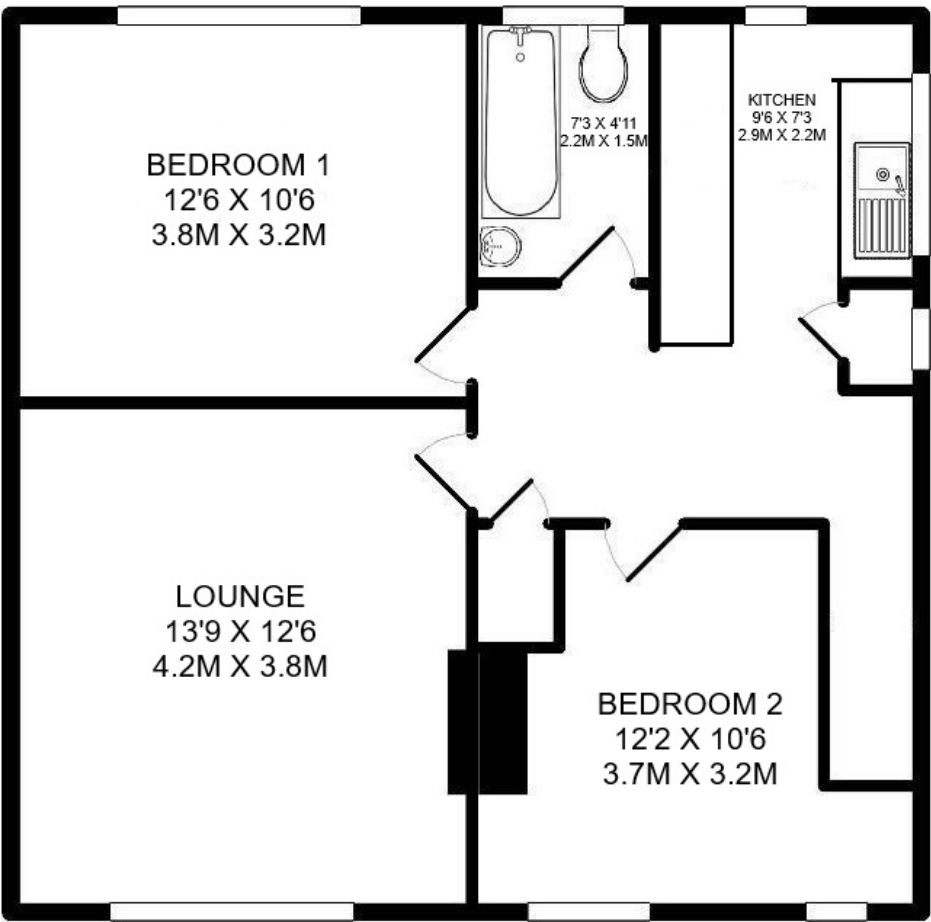
Location

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 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 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.

