




Oakwood Estates is thrilled to offer this beautifully renovated 2-bedroom semi-detached bungalow. The property boasts an open-plan kitchen and living area, a spacious garden, and an outbuilding. Located in a peaceful cul-de-sac, it's just a short, level walk to local shops and amenities.

As you enter the property, you are greeted by a welcoming entrance hall that leads to a generously sized lounge/kitchen perfect for relaxing or entertaining. The newly fitted kitchen is a highlight, featuring a tiled splash back and integrated appliances. The bungalow includes two generously proportioned bedrooms, The larger of the 2 bedrooms features a fitted wardrobe, a window overlooking the front and is carpeted. The 2nd bedroom has a door to access the back garden. The wet room is sleek and contemporary, designed with the latest fixtures and finishes.

Overall, this stunning bungalow has been refurbished to an exceptional standard, reflecting meticulous attention to detail and high-quality craftsmanship throughout. It combines modern amenities with a stylish aesthetic, making it a truly impressive home



## Property Information

-  FREE HOLD PROPERTY
-  2 BEDROOM
-  CLOSE TO LOCAL AMENITIES AND SHOPS
-  PRIVATE & SECLUDED REAR GARDEN
-  UTILITY ROOM/ OUTHOUSE
-  FULLY UPDATED
-  OPEN PLAN KITCHEN/DINING ROOM
-  GOOD TRANSPORT LINKS
-  COUNCIL TAX C (£1934.97)
-  MOTORWAY TRANSPORT LINKS (M40 & M25).

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

### Front Of Property

At the front of the property, a pathway leads to the front door and around the property providing access to the rear. Flanking these paths are well-maintained lawns. There is potential for off street parking subject to planning consent.

### Rear Garden

The rear garden is primarily paved with a small lawned section, fully enclosed by fences and gates for privacy there is an outbuilding that is set up as a utility room and storage.

### Tenure

Freehold

### Council Tax Band

C (£1934.97)

### Internet Speed

Ultra fast

### Mobile Coverage

5G and Data

### Schools

Within the vicinity, several schools cater to diverse academic needs. These include Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, among numerous others, ensuring a wide range of educational opportunities for students at various stages of their learning journey.

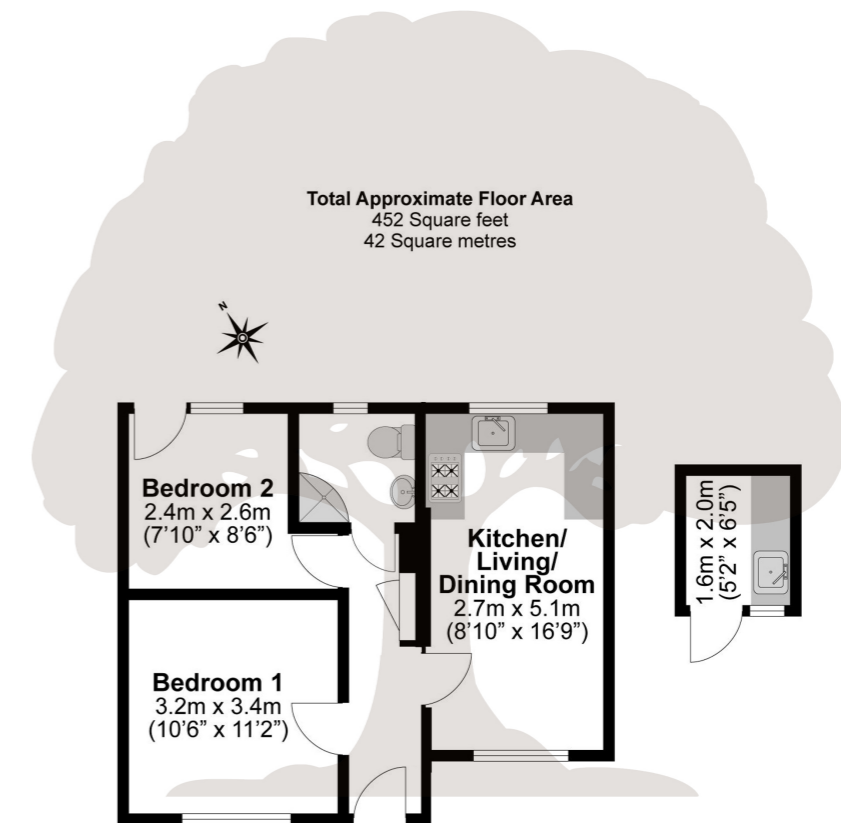
### Transport

Conveniently situated within proximity, Uxbridge Underground Station stands at a distance of 1.96 miles, offering accessible transport links. Just slightly farther, Iver Rail Station lies at 2.62 miles, followed closely by Denham Rail Station at 2.59 miles, providing alternative commuting options. For travellers, Heathrow Airport stands at a reachable distance of 10.2 miles, facilitating easy access to domestic and international flights. Additionally, major road networks including the M40, located 2 miles away, and the M25, positioned 3 miles distant, ensure efficient connectivity for motorists, enhancing overall accessibility to various destinations.

### Local Area

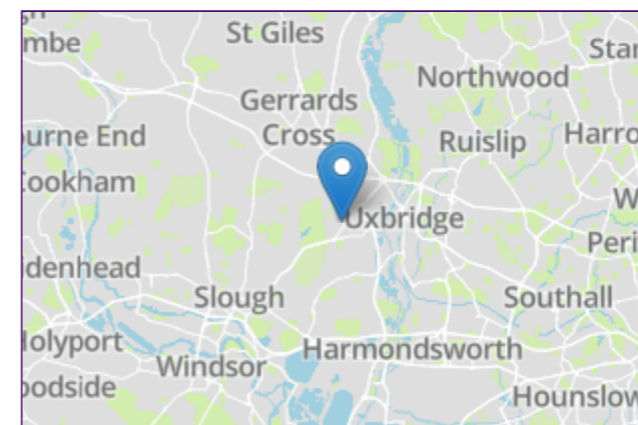
Iver Heath is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington, 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.

## Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			