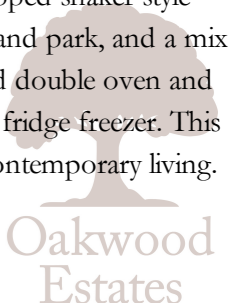



Oakwood Estates is thrilled to showcase this impeccably presented two-bedroom, first floor maisonette now available in the market. Nestled in a sought-after and tranquil cul-de-sac, the residence offers superb access to local schools, amenities, and travel links. The property boasts a fully enclosed rear garden with summer house/bar, making it an ideal haven for children and pets alike.

The property opens into an entrance stairway that ascends to a spacious hallway, showcasing high ceilings and providing access to all the main rooms. The living room is generously proportioned, offering a warm and inviting atmosphere. It features pendant lighting, a storage cupboard, a window that provides an abundance of natural light and picturesque front views, With ample space for both living and dining furniture, the room is ideal for relaxation and entertaining. The main bedroom is situated at the rear of the property and benefits from pendant lighting and a window overlooking the bowls green, filling the space with natural light. This room also includes a built-in wardrobe, space for a king-sized bed, and plush carpeted flooring. Bedroom two is thoughtfully designed, ceiling lighting, a window overlooking the front aspect for natural light, and ample space to accommodate a single bed and a wardrobe. The room is finished with soft carpeted flooring for comfort. The bathroom is modern and fully tiled, featuring a bath, a low-level WC, a hand wash basin, a towel rail, and a frosted window offering privacy while allowing in natural light. Completing the property is a well-equipped shaker style kitchen, designed with functionality and style in mind. It includes a window overlooking the bowls green and park, and a mix of wall-mounted and base units complemented by tile splash backs. The kitchen also boasts an integrated double oven and gas hob with an extractor fan, a sink with a mixer tap, and designated spaces for a washing machine and fridge freezer. This property effortlessly combines comfort, practicality, and modern design, making it a perfect choice for contemporary living.



Property Information

-  LEASEHOLD PROPERTY
-  TWO BEDROOMS
-  CLOSE TO LOCAL AMENITIES AND SHOPS
-  GREAT SCHOOL CATCHMENT AREA
-  PRIVATE LARGE GARDEN
-  COUNCIL TAX BAND - C (£2,076 P/Y)
-  UPDATED AND BEAUTIFULLY PRESENTED
-  SUMMER HOUSE PERFECT FOR HOME WORKING, GYM, OR ART/CRAFTS
-  GOOD AIRPORT AND MOTORWAY LINKS
-  QUIET CUL DE SAC LOCATION

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

Garden

The garden is situated to the side of the property and is accessed through a gated wisteria archway. The garden is mainly laid to lawn, with a large decking area and garden room with lighting and electrics making it a perfect office or entertainment space. The garden is fully enclosed by fencing making it a safe haven for children and pets. Next to the front door is also two brick storage sheds and a water butt.

Tenure

Leasehold 93 years remaining.
Ground Rent £10 per year
Service Charge £516 per year

Council Tax Band

Band C (£2076 per year)

Internet Speed

Ultrafast

Transport Links

Uxbridge Underground Station - 2 miles
Iver Rail Station - 2 miles
Denham Rail Station - 2.95 miles
Heathrow Airport - 10 miles
M40 - 2 miles
M25 - 3 miles

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.

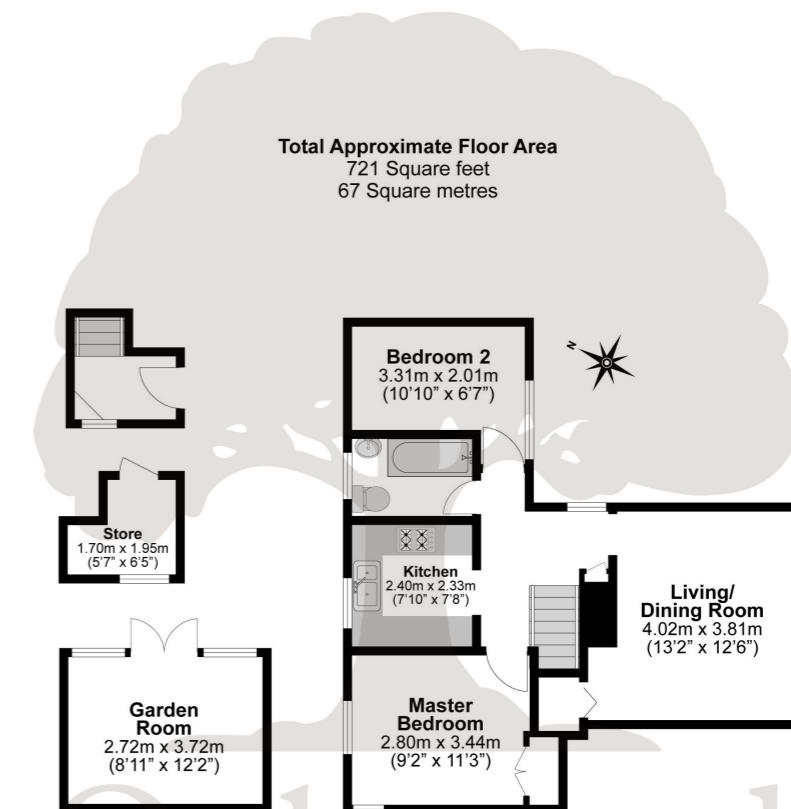
Schools

Iver Heath Infant School and Nursery
Iver Heath Junior School
The Chalfonts Community College
Burnham Grammar School
Beaconsfield High School
John Hampden Grammar School
Plus many more.

Council Tax

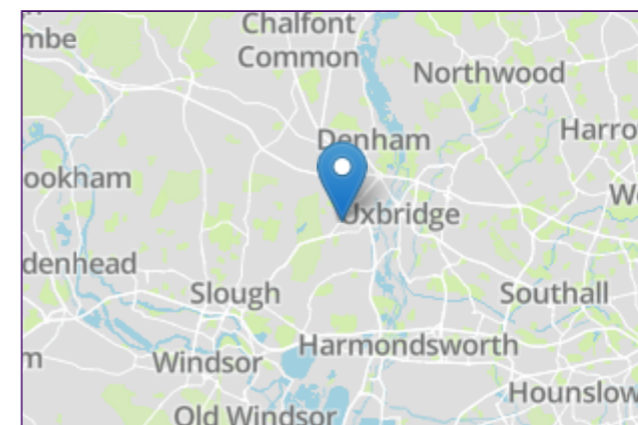
Band C

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		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			