



Oakwood Estates are delighted to present this well-maintained three-bedroom semi-detached property, available with no onward chain and has great potential to extend (Subject To Planning Permission). The accommodation is arranged over two floors and offers spacious, flexible living throughout.

The ground floor comprises two generous reception rooms, providing ample space for both living and dining, along with a well-proportioned kitchen offering good storage and workspace.

To the first floor, the property features three well-sized bedrooms and a family bathroom fitted with a modern suite. Externally, the home benefits from an enclosed rear garden, ideal for families, entertaining, or outdoor relaxation.

To the front, there is driveway parking for two vehicles, providing convenient off-road parking.

The property is ideally situated within a short, level walk of local shops and schools, making it particularly appealing to families and first-time buyers. Excellent transport links are also close by, with local train stations and motorway connections just a short drive away, ensuring easy access to surrounding areas.

This property represents an excellent opportunity to acquire a spacious home in a convenient and well-connected location.

Property Information

-  FREEHOLD PROPERTY
-  NO ONWARD CHAIN
-  TWO RECEPTIONS
-  CLOSE TO LOCAL SHOPS AND SCHOOLS
-  ENCLOSE GARDEN

-  COUNCIL TAX BAND D (£2,401 P/YR)
-  THREE BEDROOMS
-  DRIVEWAY PARKING FOR TWO CARS
-  SHORT DRIVE TO LOCAL TRAIN STATIONS AND MOTORWAYS
-  GREAT SCHOOL CATCHMENT AREA

					
x3	x1	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

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 Govview.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.

Tenure

Freehold Property

Council Tax Band

D (£2,401 p/yr)

Plot/Land Area

0.06 Acres (256.00 Sq.M.)

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Schools

Located nearby are several well-regarded schools, including Iver Heath Infant School and Nursery, as well as Iver Heath Junior School. For secondary education, The Chalfonts Community College and Burnham Grammar School are within easy reach, with Beaconsfield High School and John Hampden Grammar School also accessible a little further afield. In addition, there are many more schools available in the surrounding area, offering families a wide choice of educational options.

Transport

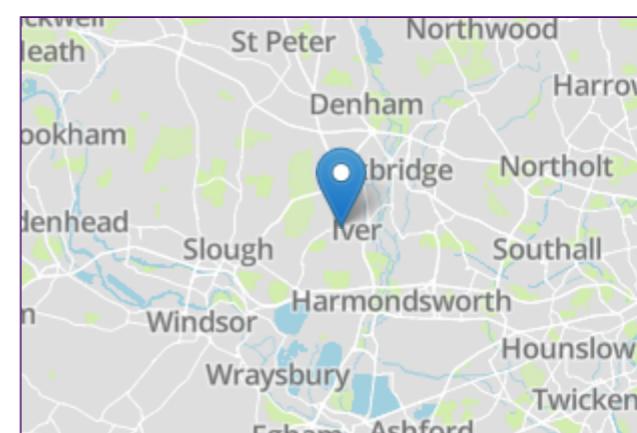
Conveniently situated, the property offers easy access to Uxbridge Underground Station and nearby rail stations at Iver and Denham, providing excellent connections for commuters. For air travel, Heathrow Airport is within easy reach. Road links are also excellent, with the M40 and M25 accessible in just a short drive, making travel in and around the region straightforward.

Area

Located in the sought-after village of Iver Heath, Church Road is on the outskirts of Uxbridge. The Iver/Iver Heath area offers a variety of convenient local amenities, including shops, pubs, restaurants, and supermarkets. For more extensive shopping and transportation options, Uxbridge and Slough town centres are just a short drive away. The region is well-served by esteemed schools and popular recreational destinations such as Black Park and Langley Park.

Council Tax

Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	86
(81-91)	B	63
(69-80)	C	
(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		