



Oakwood Estates are delighted to present this beautifully maintained ground-floor maisonette, ideally located in the heart of Iver. This charming two-bedroom property offers comfortable and well-balanced living, making it an excellent choice for professionals, couples, or small families.

The home features two spacious double bedrooms, both offering ample room for furnishings and storage. A well-appointed, closed-plan kitchen comes fully fitted with essential appliances, ideal for everyday living. The bright and welcoming living room provides a perfect space for relaxation or entertaining, flowing seamlessly into a conservatory that fills the area with natural light and enhances the sense of space.

Externally, the property benefits from a private, low-maintenance garden—perfect for enjoying outdoor time with minimal upkeep. Inside, a modern three-piece bathroom suite completes the accommodation, combining practicality with style.

Conveniently situated close to local schools, shops, and everyday amenities, the property also enjoys excellent transport links for easy commuting to surrounding areas. Further benefits include ample roadside parking.

Offered to the market with no onward chain.

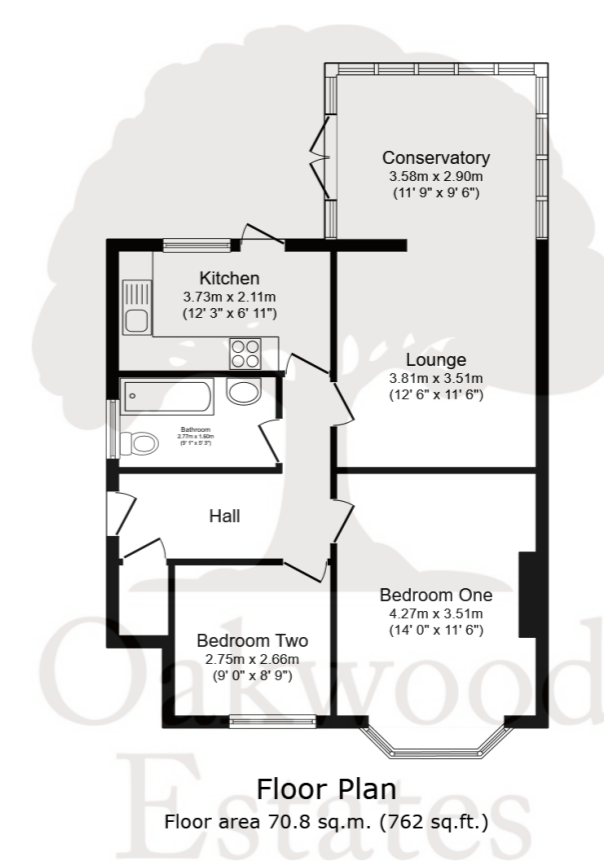


Property Information

-  LEASEHOLD · 85 YEARS REMAINING
-  EPC RATING - D
-  TWO DOUBLE BEDROOMS
-  LOW MAINTENANCE GARDEN
-  IDEAL FIRST TIME PURCHASE
-  COUNCIL TAX - BAND C
-  GROUND FLOOR MAISONETTE
-  CONSERVATORY
-  NO CHAIN
-  GREAT TRANSPORT LINKS

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

Floor Plan



Total floor area: 70.8 sq.m. (762 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



Schools

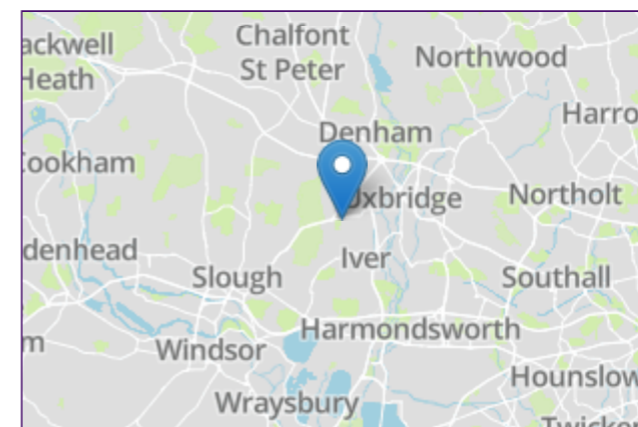
The area boasts a rich educational landscape, including prominent institutions such as Iver Village Junior School, Iver Village Infant School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, Langley Grammar School, and numerous others, ensuring a diverse range of educational opportunities for students of all ages and interests.

Transport Links

The property is conveniently located just 2.8 miles from Uxbridge Underground Station, 2.9 miles from Iver Rail Station, and 2.95 miles from Denham Rail Station, ensuring excellent transport links. Heathrow Airport is a manageable 8.3 miles away, ideal for frequent travelers. For drivers, the M40 is only 2 miles away, and the M25 is within easy reach at just 3 miles, providing seamless connectivity to major destinations.

Council Tax

Band C



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	