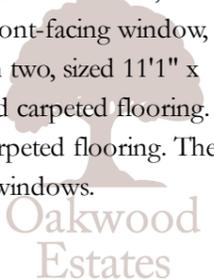




Oakwood Estates proudly presents this exceptional opportunity. Nestled in a highly desirable cul-de-sac location within Iver Heath, this generously sized detached bungalow is offered with no upper chain. Boasting substantial potential for extension and conversion of the spacious loft area (subject to standard planning consents), the property also warrants general modernization. Fresh to the market after 35 years, this delightful family residence comprises three double bedrooms, a spacious 29ft lounge/dining room, a sunroom, a fitted kitchen, a family bathroom, and an integral garage featuring a remote-controlled up-and-over door. Positioned in a corner, it showcases an impressive frontage, promising an inviting ambience.

Upon entering the property, you're greeted by a porch leading to the hallway. The hallway is illuminated by pendant lighting and grants access to the shower room, kitchen/living/dining room, and garage. The expansive living/dining room, measuring 29'1" x 13'1", boasts twin windows overlooking the front, sliding doors to the sunroom, two feature fireplaces, carpeted flooring, and an open connection to the kitchen. The kitchen, sized at 12'11" x 11'4", is adorned with pendant lighting, a front-facing window, a mix of wall-mounted and base shaker units, stainless steel sink with mixer tap, space for an oven, a side door to the front, and room for a utility area. The sunroom, spanning 11'2" x 9'9", is bathed in light from windows on three sides and offers French doors to the rear garden. The fully tiled shower room features twin front-facing windows, a low-level WC, a hand wash basin with a vanity unit and mixer tap, and a shower cubicle. Bedroom one, measuring 14'6" x 11'11", boasts pendant lighting, access to the rear garden via windows and a door, a front-facing window, ample space for a king-size bed and bedside tables, a built-in wardrobe, and carpeted flooring. Bedroom two, sized 11'1" x 10'11", enjoys views of the rear garden, pendant lighting, room for a double bed, a built-in wardrobe, and carpeted flooring. Bedroom three, 10'11" x 8'8", offers a rear garden view, space for a double bed, a fitted wardrobe, and carpeted flooring. The garage, measuring 16'1" x 10'00", features an up-and-over electric door and twin front-facing windows.

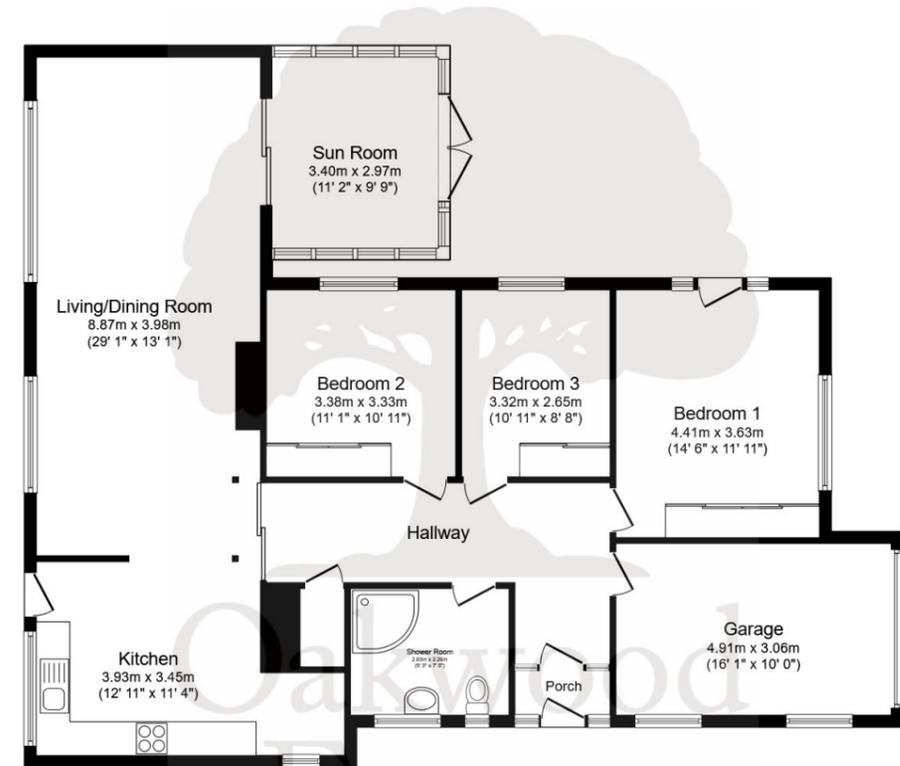


## Property Information

-  FREEHOLD PROPERTY
-  NO CHAIN
-  POTENTIAL TO CONVERT SUBSTANTIAL LOFT (STPP)
-  GREAT SCHOOL CATCHMENT AREA
-  CLOSE TO LOCAL MOTORWAYS (M40/M4/M25)
-  COUNCIL TAX BAND F (£3,144 P/YR)
-  THREE BEDROOMS
-  DRIVEWAY & GARAGE
-  CLOSE TO AMENITIES
-  EXTREMELY POPULAR LOCATION

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

## Floor Plan



**Floor Plan**

Total floor area 155.9 sq.m. (1,678 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

### Outside

Front: A block paved driveway grants access to the integral garage. Given its commanding corner position, the garden wraps around the front of the property, presenting an impressive facade. Featuring lush lawns, bordered by carefully curated planting beds, adorned with mature shrubs and trees.

Rear: Nestled in privacy the rear garden is predominantly laid to lawn, complemented by inviting patio spaces and an array of mature plants and shrubs.

### Tenure

Freehold

### Council Tax Band

Band - F (£3,144 p/yr)

### Plot/Land Area

0.20 Acres (811.00 Sq.M.)

### Mobile Coverage

5G voice and data

### Internet Speed

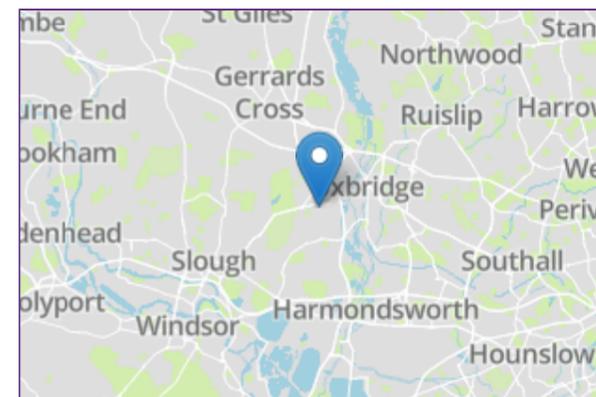
Ultrafast

### 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

In close proximity to each other, Iver Heath Infant School and Nursery and Iver Heath Junior School are mere fractions of a mile apart, with the former at 0.2 miles and the latter slightly farther at 0.3 miles. Moving a bit farther out, The Chalfonts Community College is situated approximately 5.51 miles away followed by Burnham Grammar School at 5.9 miles. Slightly more distant is Beaconsfield High School, located around 7.01 miles away, and then John Hampden Grammar School at approximately 11.97 miles. This area also boasts numerous additional educational institutions, providing a diverse range of options for students and families.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			