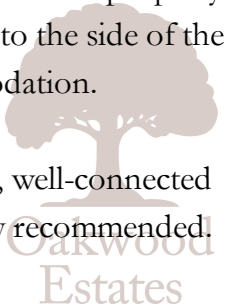


Oakwood Estates are pleased to present to the market this one of a kind property situated in the sought-after area of Iver Heath, this impressive and versatile large townhouse has been thoughtfully converted to offer two distinct living spaces—perfect for multi-generational families, rental investment, or flexible living arrangements.


The property benefits from a fully self-contained one-bedroom unit on the ground floor with a modern kitchen, spacious lounge, shower room, and a bright conservatory that opens onto a generously sized outdoor space—ideal for entertaining or relaxing in the warmer months with further potential to expand on the property with an outbuilding or separate accommodation (STPP).


Upstairs, the main residence offers a well maintained 3/4 bedroom home, spread over two floors, with ample natural light, contemporary interiors, and a well-proportioned layout. The extra room provides the flexibility for a home office, dining room, or additional bedroom, depending on your needs. The front of the property has been paved to provide off street parking for 4+ vehicles and benefits from a large space to the side of the property offering a fantastic family garden or potential to create separate accommodation.


This unique property provides a rare opportunity to own a large, adaptable home in a quiet, well-connected area, with easy access to local amenities, schools, and transport links. Early viewing is highly recommended.




Property Information


- 

FREEHOLD
- 


LARGE TOWNHOUSE
- 


3/4 BEDROOM HOUSE
- 

DRIVEWAY PARKING FOR 4 CARS
- 

WALKING DISTANCE TO SCHOOLS
- 

COUNCIL TAC BAND - D (£2,401 P/YR)
- 

1 BEDROOM SELF CONTAINED APARTMENT
- 

LARGE PLOT
- 

CLOSE TO LOCAL AMENITIES
- 

POTENTIAL INVESTMENT

					
x4	x2	x2	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

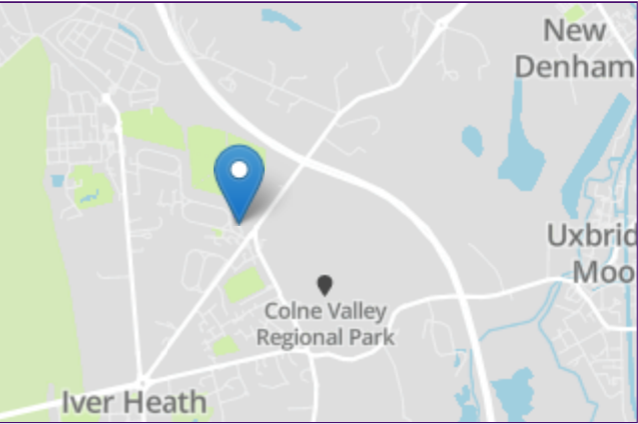
<b>Tenure</b> Freehold	<b>Transpot Links</b> Uxbridge Underground Station 1.86 miles Iver Station 2.52 miles Langley (Berks) Station 2.63 miles
<b>Council Tax Band</b> Band D (£2401 P/YR)	<b>Local Area</b> Iver Heath is located in the county of Buckinghamshire, South East England, four miles east of 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 a Gym.
<b>Plot/Land Area</b> 0.10 Acres (398.00 Sq.M.)	<b>Council Tax</b> Band D
<b>Mobile Coverage</b> 5G Voice and Data	
<b>Internet Speed</b> 5G voice and data	
<b>Schools</b> Iver Heath Junior School 0.42 miles Iver Heath Infant School and Nursery 0.55 miles West Middlesex College 1.24 miles St Mary's Catholic Primary School 1.47 miles The Iver Village Junior School 1.6 miles Iver Village Infant School 1.72 miles	

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		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	