

Oakwood Estates is excited to present a fantastic opportunity to purchase a spacious five-bedroom, two-bathroom detached house in a desirable cul-de-sac in Iver Heath, available with no upper chain! This impressive property features an entrance porch, hallway, inner lobby/utility area, fitted kitchen, large through lounge, and a conservatory. Upstairs, you'll find five generously sized bedrooms and two bathrooms. Outside, there's parking for three cars, a 100ft rear garden, and an integral garage.

We enter the property into the Porch which features a tiled floor, spotlights, and double-glazed leaded windows to the front and side, along with a double-glazed front door. The entrance hall features parquet flooring, a radiator, a coved ceiling, and an under-stairs storage cupboard. There's also a door leading to the garage. The Breakfast Room Measuring 10' x 7' 7" (3.05m x 2.31m), the breakfast room boasts a tiled floor, coved ceiling, and spotlights. It includes a cupboard housing the boiler, a double-glazed leaded door to the garden, and an archway leading to the kitchen. The kitchen, sized 8' 2" x 10' 9" (2.49m x 3.28m), offers eye and base level units with worktops and splashbacks. It features a coved ceiling, a gas cooker point, a one-and-a-half bowl single drainer sink unit, and space for a washing machine and tumble dryer, with a double-glazed leaded window overlooking the rear. The Sitting Room/Dining Room Spanning 23' 7" x 12' 4" (7.19m x 3.76m, narrowing to 7' 10" / 2.39m), this room is carpeted and includes a coved ceiling, a telephone point, a radiator, and a feature fireplace. Natural light floods in through the double-glazed leaded bay window at the front and French doors that lead to the conservatory. The conservatory measures 12' 10" x 10' (3.91m x 3.05m) and is fully double-glazed with carpet flooring and a radiator. French doors connect it to the lounge, while double doors provide access to the garden.

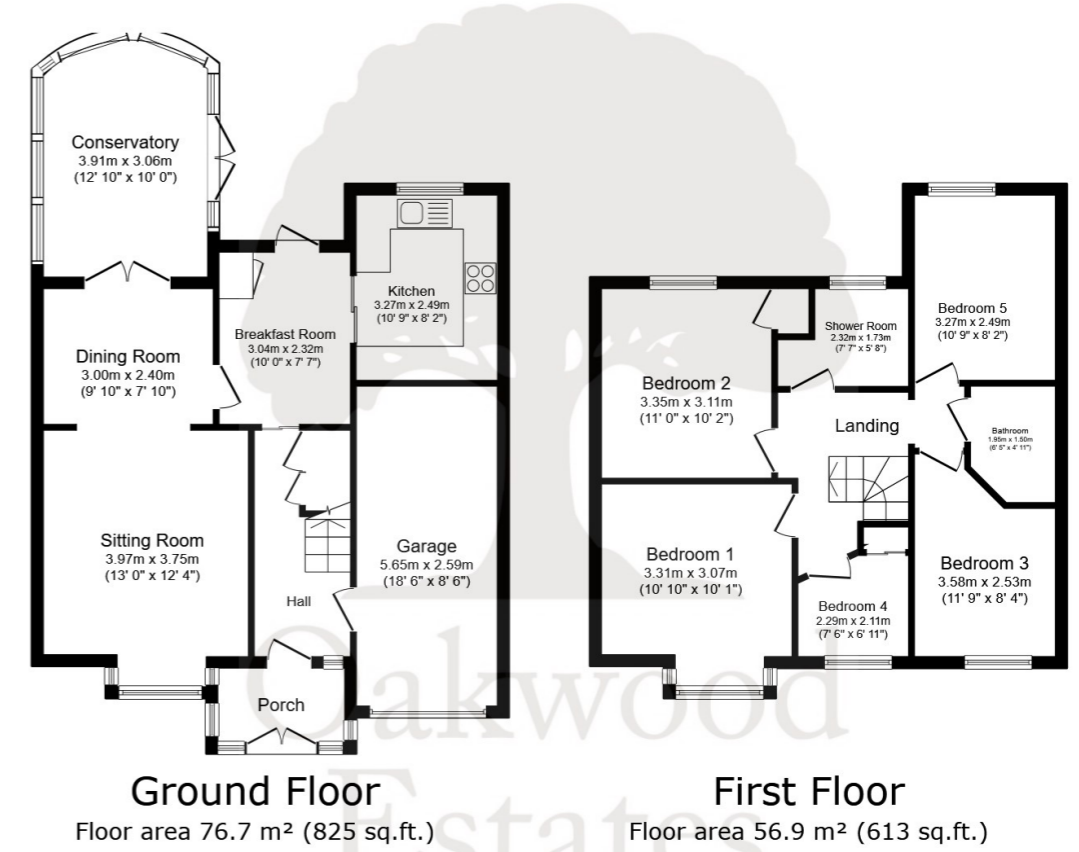
The landing features spotlights and access to the loft. Bedroom One This bedroom measures 10' 10" x 10' 1" (3.30m x 3.07m) and includes carpet flooring, a coved ceiling, a radiator, and a double-glazed leaded window to the front. Bedroom Two At 11' x 10' 2" (3.35m x 3.10m), this room has carpet flooring, a radiator, a coved ceiling, an airing cupboard, and a double-glazed leaded window facing the rear. Bedroom Three Measuring 11' 9" x 8' 4" (3.58m x 2.54m), this bedroom features a double-glazed leaded window to the front, a radiator, a coved ceiling, spotlights, and a telephone point. Bedroom Four This cosy room is 6' 11" x 7' 6" (2.11m x 2.29m) and includes carpet flooring, a coved ceiling, spotlights, a radiator, and a fitted wardrobe with a double-glazed leaded window to the front. Bedroom Five Measuring 10' 8" x 8' 1" (3.25m x 2.46m), this bedroom has a frosted leaded window facing the rear, a radiator, spotlights, and a coved ceiling. Shower Room The shower room features a rear aspect double-glazed frosted window, a shower cubicle with a power shower, a vanity sink with a mixer tap, a low-level WC, a chrome towel radiator, tiled floors and walls, spotlights, and an extra fan. Family Bathroom This family bathroom includes a vanity sink with a mixer tap, a Jacuzzi bath with mixer taps and a handheld shower attachment, a shower overhead, a low-level WC, tiled walls and floors, and a chrome towel radiator.



Property Information

-  **FREEHOLD PROPERTY**
-  **NO CHAIN, VACANT POSSESSION**
-  **CONSERVATORY**
-  **GARAGE**
-  **GREAT SCHOOL CATCHMENT AREA**
-  **COUNCIL TAX BAND - F (£3,382.39)**
-  **THREE RECEPTIONS**
-  **5 BEDROOMS**
-  **SOUTH FACING GARDEN**
-  **GREAT TRANSPORT LINKS**

					
x5	x3	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



TOTAL: 133.6 m² (1,438 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.

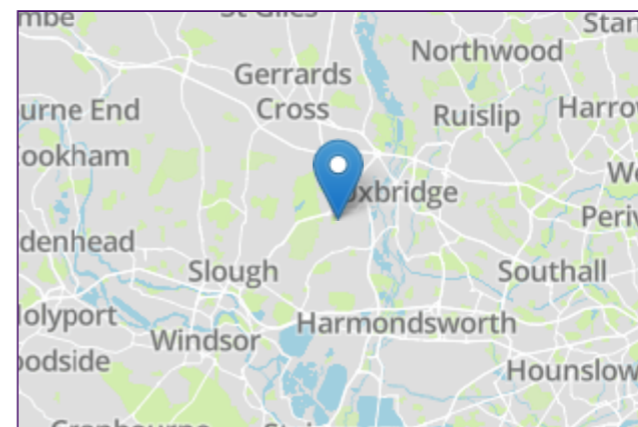


Local Area

Iver Heath is a village located in Buckinghamshire, England. It is situated approximately 17 miles west of Central London and falls within the South Bucks district. Known for its picturesque surroundings and proximity to green spaces, Iver Heath offers a blend of rural charm and convenient access to nearby towns and amenities. The village is surrounded by beautiful countryside, including areas such as Black Park Country Park, Langley Park, and at the end of the road Hardings Row Nature Reserve. These natural landscapes provide opportunities for outdoor activities, including walking, cycling, and wildlife spotting. In terms of amenities, Iver Heath benefits from several local shops, pubs, and restaurants, catering to the needs of residents and visitors. The nearby town of Uxbridge offers a wider range of shopping and leisure facilities, including a large shopping centre and a variety of entertainment options. Transportation options in Iver Heath are convenient, with the M25 motorway located nearby, providing easy access to other parts of the country. The village also benefits from Iver railway station, offering regular train services to London Paddington and other destinations. Iver Heath is known for its close proximity to Pinewood Studios, a renowned film and television production facility. This connection has contributed to the village's popularity among professionals in the entertainment industry. Overall, Iver Heath offers a desirable mix of countryside living, convenient amenities, and transport links, making it an attractive place to reside.

Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			