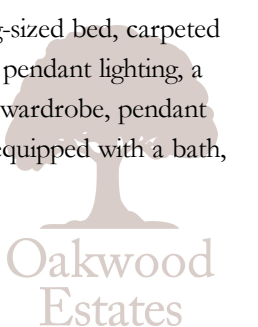


Oakwood Estates is delighted to present this stunning three-bedroom link-detached home, offering 1,167 sq ft of well-designed living space. Coming to the market with NO CHAIN and extension potential (STPP), this property is a fantastic opportunity. Situated in a sought-after cul-de-sac, this beautifully presented home is in excellent decorative order. The spacious interiors include a bright lounge, modern kitchen, and dedicated dining area, while three well-proportioned bedrooms provide comfortable living. Externally, the property features a well-maintained rear garden, driveway parking, and a garage. With its blend of style, space, and potential, this home is not to be missed. Contact Oakwood Estates today to arrange a viewing!

Upon entering the property, you are welcomed into the entrance hallway, where stairs rise to the first floor. A door leads to the WC, while framed glass French doors open into the sitting room. The WC includes a low-level toilet and a hand wash basin. The sitting room boasts a large bay window, a feature fireplace, ample space for a three-piece suite, carpeted flooring, and a door leading to the dining room. The dining room features sliding doors that open to the rear garden, a door providing access to an under-stairs cupboard, and an open passage leading to the kitchen. The kitchen is fitted with a combination of wall-mounted and base-level shaker-style units, a tiled splash back, an integrated oven and hob with an extractor fan above, an integrated dishwasher, and a stainless steel sink with a mixer tap. A window overlooks the rear garden.

Upstairs, the primary bedroom offers pendant lighting, a window overlooking the rear garden, space for a king-sized bed, carpeted flooring, and a door leading to the en-suite shower room. The second bedroom is generously sized, featuring pendant lighting, a front-facing window, space for a king-sized bed, and carpeted flooring. The third bedroom includes a built-in wardrobe, pendant lighting, a rear-facing window, space for a single bed, and carpeted flooring. The fully tiled family bathroom is equipped with a bath, a low-level toilet, and a hand wash basin.



Property Information

-  **FREEHOLD PROPERTY**
-  **NO ONWARD CHAIN**
-  **VIEWS OVER FIELDS BEYOND**
-  **GREAT SCHOOL CATCHMENT AREA**
-  **QUITE AND PEACEFUL CUL DE SAC**
-  **COUNCIL TAX BAND - F (£3,3022 P/YR)**
-  **THREE BEDROOMS**
-  **DRIVEWAY PARKING & GARAGE**
-  **GOOD TRANSPORT LINKS**
-  **POTENTIAL TO EXTEND (STPP)**


x3
Bedrooms


x2
Reception Rooms


x3
Bathrooms


x3
Parking Spaces


Y
Garden


Y
Garage

Front Of House

Set back from the road, the property welcomes you with a block-paved driveway, offering ample parking for residents and guests, along with a garage equipped with power. Additionally, side access leads to the rear garden for added convenience.

Rear Garden

The rear garden boasts a spacious patio area, a well-maintained lawn, and vibrant flower beds with mature plants, all overlooking the scenic fields beyond. Fully enclosed for privacy, it provides a safe and secure space, perfect for children and pets.

Garage

The garage includes an up-and-over door, a rear access door to the garden, as well as power and lighting. Some neighbors on the street have converted their garages into living spaces.

Schools

The property is conveniently located near a variety of educational institutions, catering to different age groups and preferences. Whether you’re seeking an infant, junior, senior, private, or grammar school, the area offers a diverse range of options for students. To verify official school catchment areas, please visit the Buckinghamshire schools admissions webpage: <https://services.buckscc.gov.uk/school-admissions/nearest>.

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.

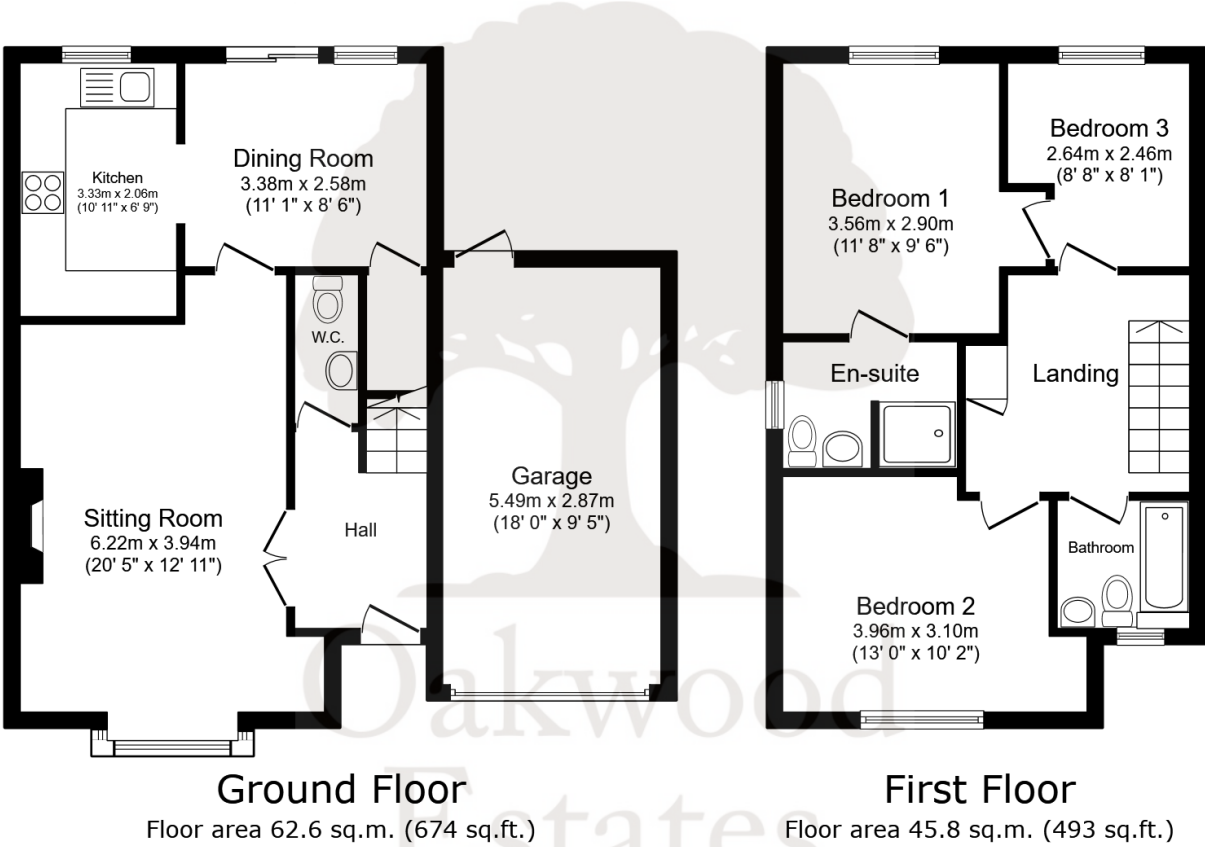
Transport Link

The property is conveniently located within a few miles from Uxbridge Underground Station, Iver Rail Station, and Denham Rail Station, ensuring excellent transport links. Heathrow Airport is a manageable 8.3 miles away, ideal for frequent travellers. 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 F

Floor Plan



TOTAL: 108.4 sq.m. (1,167 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

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