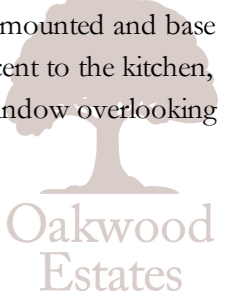


Oakwood Estates is pleased to present this spacious, extended three-bedroom detached bungalow, ideal for those seeking comfort and convenience in a desirable setting. This well-maintained property boasts two generously sized reception rooms, providing ample space for both family gatherings and entertaining guests. One of the standout features is the absence of an onward chain, allowing for a smoother, quicker purchasing process. The property includes a large driveway, a detached garage, and a generously sized rear garden, offering a perfect blend of comfort and convenience.

Entering the property, we step into an entrance porch with a door leading to the inner hallway. The hallway provides access to all main rooms, including three bedrooms, the living room, a WC, and the family bathroom, all set on parquet flooring.

Bedroom One includes pendant lighting, windows with front and side views, and ample space for a king-sized bed, wardrobe, and bedside tables, complemented by parquet flooring. Bedroom Two features similar pendant lighting, a side-facing window, space for a double bed and bedside tables, and parquet flooring. Bedroom Three also has pendant lighting, a window with a side aspect, space for a double bed and bedside tables, and parquet flooring. The WC includes a frosted fan window with a rear garden view, partially tiled walls, and a low-level WC. The fully tiled shower room features a frosted window, a hand wash basin with a vanity unit below, a spacious walk-in shower cubicle, and a heated towel rail. In the living room, you'll find pendant lighting, front and side-facing windows, space for a three-piece suite, parquet flooring, and a door leading to the kitchen. The kitchen offers a side-aspect window, pendant lighting, a combination of wall-mounted and base units, a gas hob with an extractor fan, a sink with a drainer and mixer tap, and an integrated oven. Adjacent to the kitchen, the dining area includes space for a dining table and chairs, sliding doors that open to the patio, and a window overlooking the garden.



Property Information

-  FREEHOLD PROPERTY
-  NO CHAIN
-  THREE BEDROOMS
-  GARAGE
-  CUL DE SAC LOCATION
-  COUNCIL TAX BAND F £3,382.39
-  PARKING FOR THREE CARS
-  OPENPLAN LIVING/DINING ROOM
-  GOOD SIZE GARDEN
-  EXTENDED

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

Front Of House

At the front of the property, a driveway offers parking for three cars and access to the garage, with a gate leading to the rear garden. The boundary is defined by a low wall, complemented by mature planting.

Rear Graden

The rear garden is thoughtfully designed to cater to both relaxation and family gatherings. It features a generous patio area, perfect for outdoor entertaining, barbecues, or simply enjoying the sunshine. Adjacent to the patio is a well-maintained lawn, providing ample space for children to play or for pets to roam freely. Mature planting around the garden adds a sense of privacy and natural beauty, creating a tranquil setting. The garden is fully enclosed with secure fencing, ensuring a safe environment for children and pets, and also offers convenient access to the garage, making it both functional and family-friendly.

Tenure

Freehold

Council Tax Band

Band F - £3,382.39

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

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.

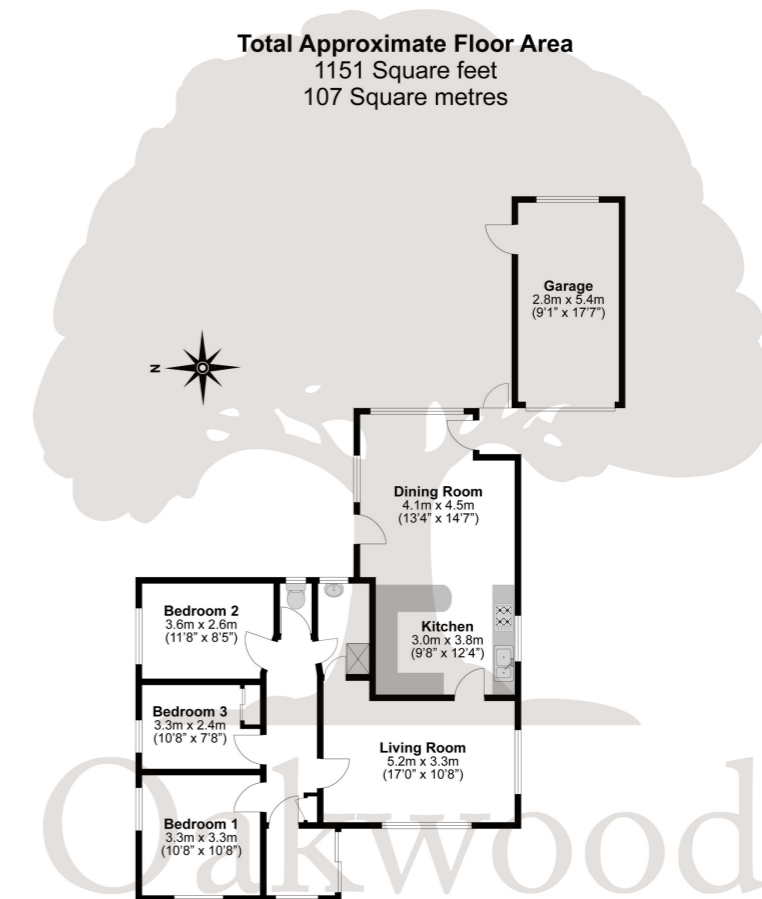
Schools

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.

Council Tax

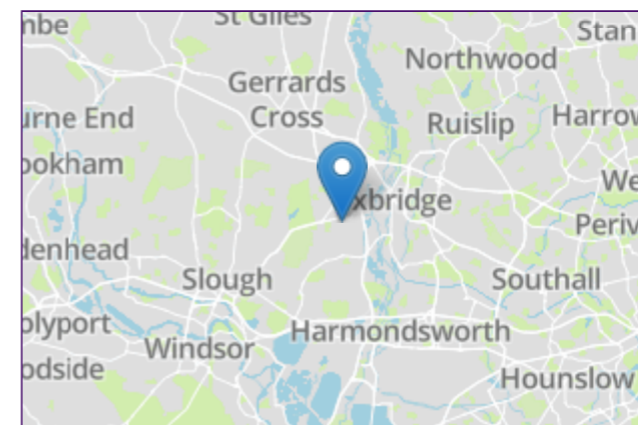
Band F

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		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			