

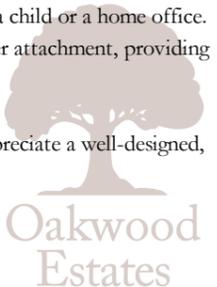


Oakwood Estates are delighted to present this well presented 3 bedroom semi detached house available in the heart of Iver Heath. The property is currently offered to the market with a choice of full ownership or a shared ownership and part rent option. The property would be a great home to a first time buyer or small family and is within walking distance to the local nurseries, infant and junior schools. The local motorways (M40/M25/M4) and the local Crossrail train stations are just a short drive away. You also have the added benefits of being on the doorstep of Langley Park and Black Park.

The property welcomes you with an inviting entrance hall. On the left, you'll find a convenient downstairs W.C. Moving forward, the hallway extends to a staircase that ascends to the first floor. To the right, there is an entrance to the well-appointed kitchen. The kitchen is designed with functionality in mind, featuring a variety of eye-level and base-level units, a stainless steel sink and drainer equipped with a mixer tap, and ample space for essential appliances such as a fridge-freezer, washing machine, dishwasher, and cooker. A window in the kitchen provides a pleasant view of the front of the property, enhancing the light and airy atmosphere. Continuing through the hall, you enter the living room, which is a bright and expansive space perfect for both relaxation and dining. This room comfortably accommodates a dining table and a seating area. The living room is further enhanced by French doors that open out to the rear garden, seamlessly blending indoor and outdoor living. Additionally, a large window floods the room with natural light, creating a warm and welcoming environment.

Ascending to the first floor, you arrive at a landing area that offers access to the loft, providing additional storage space. The landing also includes a storage cupboard and doors leading to three bedrooms and a bathroom. The master bedroom is generously sized, with ample space for a double bed. It features a fitted cupboard for convenient storage and a window that overlooks the garden, providing a tranquil view. The second bedroom also offers space for a double bed and includes a fitted storage cupboard. This room benefits from a window that looks out over the rear of the property. The third bedroom, which overlooks the front of the property, is perfect for a single bed and includes a storage cupboard, making it an ideal space for a child or a home office. The bathroom is well-equipped with modern fixtures, including a low-level W.C., a sink with a basin unit, and a bath with a shower attachment, providing everything needed for comfort and convenience.

Overall, this property combines practicality with stylish living spaces, making it a perfect home for families or individuals who appreciate a well-designed, functional living environment.



Property Information

-  3 BEDROOM SEMI DETACHED HOUSE
-  COUNCIL TAX BAND - D £2,286 P/YR
-  GREAT FIRST TIME BUY
-  IN CATCHMENT AREA FOR GRAMMAR SCHOOLS
-  GARAGE
-  OPPORTUNITY TO BUY SHARE OF OWNERSHIP
-  SHORT WALK TO LOCAL SCHOOLS
-  DOWN STAIRS W.C
-  CUL-DE-SAC LOCATION
-  PARKING FOR 2 CARS

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

Front Of House

The property is lead to via a pathway and driveway surrounded by lawned area. Directly in front of the house is your garage.

Rear Garden

The rear garden is mainly laid to lawn with mature shrub borders and a patio area with awning to enjoy the surroundings. There is a side gate to gain access to the front of the property.

Council Tax

D (£2,286 p/yr)

Internal Size

1,002 Sq.Ft. (93 Sq.M.)

Plot

0.07 Acres (268.00 Sq.M.)

Leasehold

Leasehold - 125 years from 1/11/1990
Rent & service charge £307.93 per month

Internet Speed

Ultra fast

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 to 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.

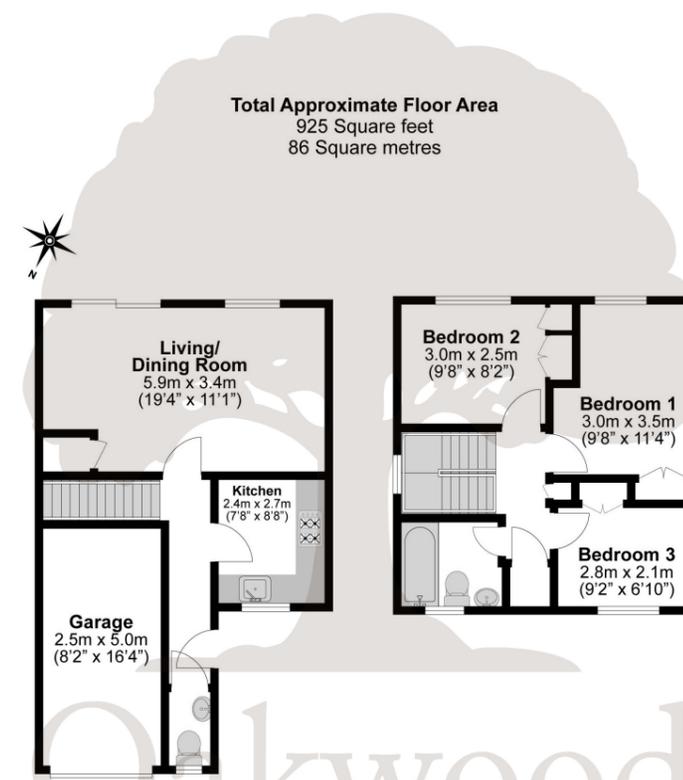
School

- Iver Heath Junior School - 0.09 miles
- Iver Heath Infant School and Nursery - 0.22 miles
- West Middlesex College - 1.2 miles
- The Iver Village Junior School - 1.28 miles
- Iver Village Infant School - 1.41 miles

Transport

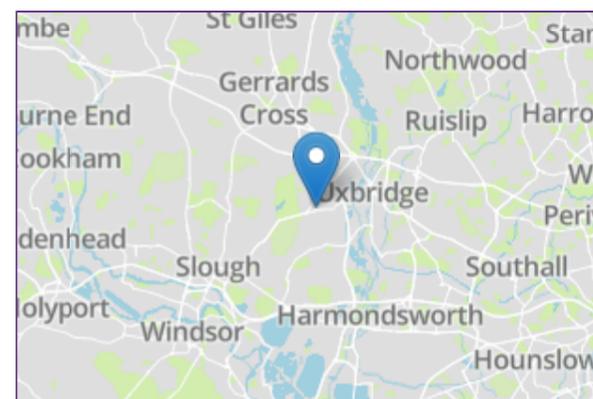
- Uxbridge Underground Station - 1.93 miles
- Iver Rail Station - 2.19 miles
- Langley (Berks) Rail Station - 2.32 miles

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		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			