



Oakwood Estates are delighted to present this spacious and well-maintained two-bedroom, first-floor maisonette, complete with its own private garden. Offering bright and well-proportioned accommodation throughout, the property provides an excellent opportunity for investors.

The home benefits from a private entrance, generous living space, and two comfortable bedrooms, all thoughtfully laid out to maximise space and natural light. The private garden adds a rare and highly desirable outdoor area, perfect for relaxing, entertaining, or family use.

Offered to the market with no onward chain, this property ensures a smooth and straightforward purchase process.



Property Information

-  LEASHOLD PROPERTY - 82 YEARS REMAINING
-  NO ONWARD CHAIN
-  PRIVATE GARDEN
-  CLOSE TO LOCAL SHOOPS
-  GREAT INVESTMENT OPPURTUNITY
-  COUNCIL TAX BAND C (£2,134 P/YR)
-  1ST FLOOR
-  2 BEDROOMS
-  CLOSE TO LOCAL MOTORWAYS
-  CASH BUYERS ONLY

					
x2	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Leasehold Property

Council Tax Band

C (£2,134 p/yr)

Mobile Coverage

5G Voice and data

Internet Speed

Ultrafast

Transport

Uxbridge Underground Station is approximately two miles away, with Iver Rail Station also around two miles from the property. Denham Rail Station is just under three miles away. Heathrow Airport is roughly ten miles distant, while both the M40 and M25 motorways are within a few miles, providing convenient road links.

Schools

Nearby educational institutions include Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, among many others.

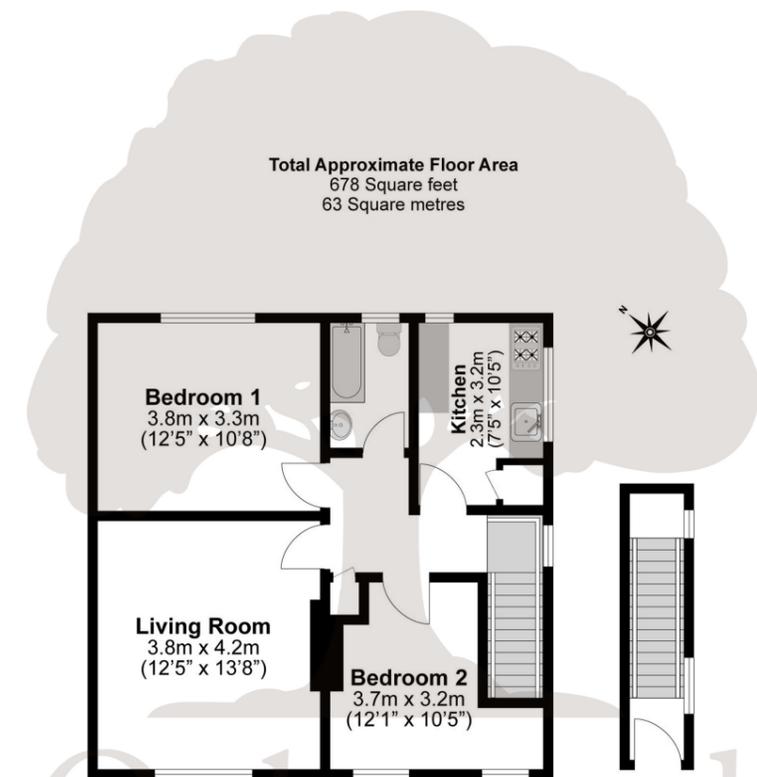
Local Area

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 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.

Council Tax

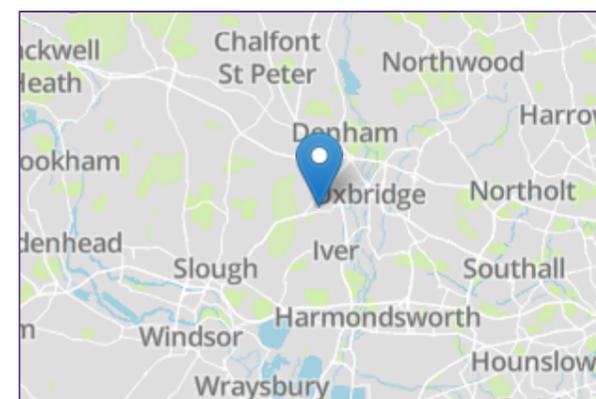
Band C

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	75	76
(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			