

Oakwood Estates is thrilled to offer this 2-bedroom semi-detached bungalow with Conservatory. The property boasts also a spacious garden, and an outbuilding. Located in a peaceful cul-de-sac, it's just a short, level walk to local shops and amenities.

Upon entering the property, you are welcomed by a bright entrance hall that flows into a spacious lounge and a conservatory leading out to the rear Garden, creating versatile spaces ideal for both relaxation and entertaining.

The kitchen provides direct access to the rear garden, offering a seamless indoor-outdoor lifestyle.

The bungalow features two well-proportioned bedrooms, each designed with comfort and flexibility in mind..

The bathroom, finished to a high standard with contemporary fittings.

This home highlights a perfect balance of modern comforts and elegant design, offering a property that is both stylish and ready to move into.

## Property Information

-  FREE HOLD PROPERTY
-  CONSERVATORY
-  MOTORWAY TRANSPORT LINKS (M40 & M25).
-  COUNCIL TAX BAND D £2341.65
-  SOUTH & WESTERLY FACING GARDEN
-  2 BEDROOM PROPERTY
-  CLOSE TO LOCAL AMENITIES AND SCHOOLS
-  GOOD TRANSPORT LINKS
-  EASY TO MAINTAIN PATIO GARDEN WITH ASTRO TURF LAWN
-  SUMMERHOUSE WITH ELECTRICS AND WC

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

### Rear Garden

Featuring a patio area, astro turf lawn, a charming summer house with electrics and Private toilet and basin, this garden is both functional and inviting.

### Tenure

Freehold

### Mobile Coverage

5g & Data

### Internet Speed

Ultra Fast

### 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>.

### Transport

Conveniently situated within proximity Uxbridge Underground Station stands at a distance of 1.96 miles, offering accessible transport links. Just slightly farther, Iver Rail Station lies at 2.62 miles, followed closely by Denham Rail Station at 2.59 miles, providing alternative commuting options. For travellers, Heathrow Airport stands at a reachable distance of 10.2 miles, facilitating easy access to domestic and international flights. Additionally major road networks including the M40, located 2 miles away and the M25, positioned 3 miles distant, ensure efficient connectivity for motorists, enhancing overall accessibility to various destinations.

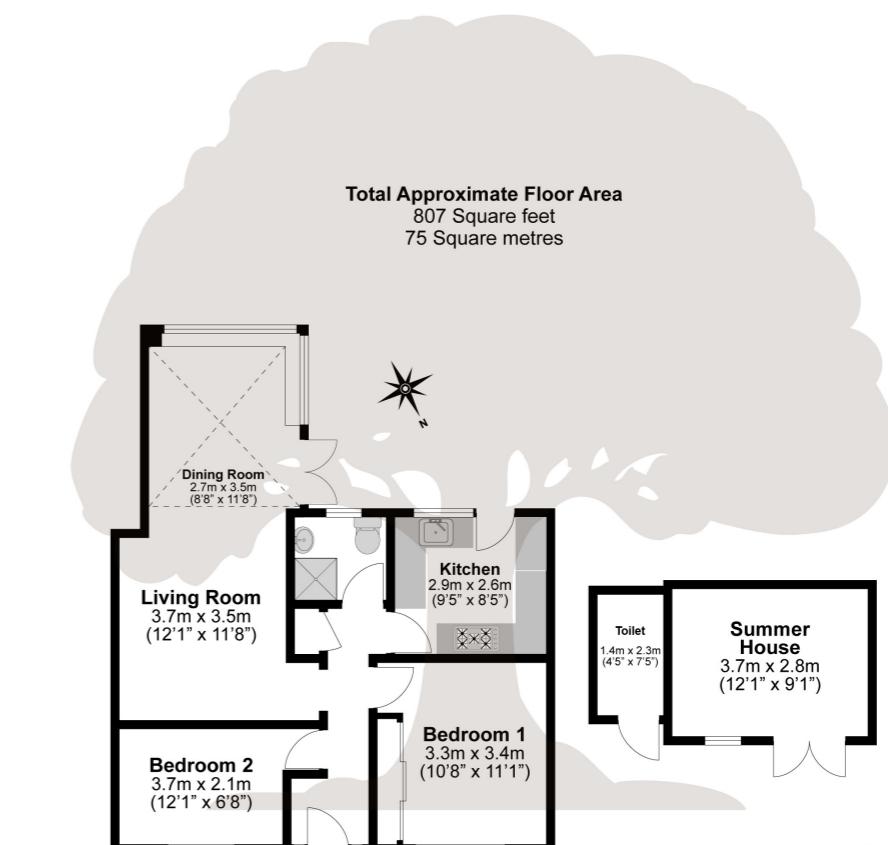
### Local Area

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

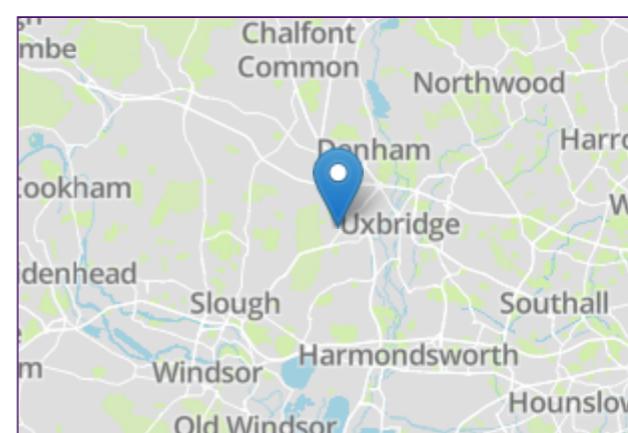
Band D

## Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

# Oakwood Estates



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			