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Oak End Drive, Iver Heath, Buckinghamshire. SL0 0SE.

Offers in Excess of £550,000 Freehold

A chance to purchase a three bedroom family home situated on an impressive corner plot at the end of a quiet cul-de-sac in Iver Heath.

In 2020, permission was granted to build a double storey side extension which would vastly expand the internal area, as it would create two more reception rooms, a utility, plus another large bedroom and also add an ensuite. There is also no upper chain involved.

Existing accommodation extends to 1112 square ft, with its standout feature being the stunning 19' x 15'7 kitchen/dining/breakfast room. This excellent space really is the hub of the home, and offers stylish and contemporary kitchen units, a breakfast bar, ceiling lantern and bi fold doors that open out to the garden. This area is also great to relax in as there is space for either a formal dining table or a sofa.

Also on the ground floor is a 15'7 x 15'5 living room and a cloakroom.

Moving upstairs, is a 13' x 9'5 master bedroom which has built in wardrobes, a rear aspect 9'3 x 8'2 bedroom two and a front aspect third bedroom. A modern family bathroom completes the accommodation.

Outside there is parking to the front, and there is also side and rear gardens which are mainly laid to lawn with patio areas, fencing to the sides, and a garden shed. There is also a garden pond. Also accessed from the garden are two storage



rooms/stores.

THE AREA

Oak End Drive is situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities.

There is easy walking access to the beautiful woodland walks at Black Park and Langley Park which are ideal for families and dog walkers. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Nearby Langley and Iver Stations are both connected to the sought after cross rail network (Elizabeth Line).

Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools.



Important Notice

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25 Oak End Drive

Approximate Gross Internal Area

Ground Floor = 54.3 sq m / 584 sq ft

First Floor = 36.1 sq m / 388 sq ft

Store = 13.0 sq m / 140 sq ft

Total = 103.4 sq m / 1,112 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.