

Oakwood Estates is pleased to present this luxurious three-bedroom townhouse to the market, where contemporary design meets comfort. Step into the spacious, light-filled living area, open-plan kitchen, fully equipped with modern appliances and sleek countertops. With three well-appointed bedrooms offering ample space and natural light, this townhouse provides an ideal retreat for families or individuals seeking relaxation and functionality. The highlight of this property is the state-of-the-art cinema room, perfect for hosting unforgettable movie nights or immersive gaming sessions. Outside, a private patio offers a serene escape, ideal for enjoying morning coffee or evening gatherings. Located in a vibrant neighborhood, this townhouse is in close proximity to various amenities, including shops, restaurants, and parks, providing a convenient and vibrant lifestyle for its residents.

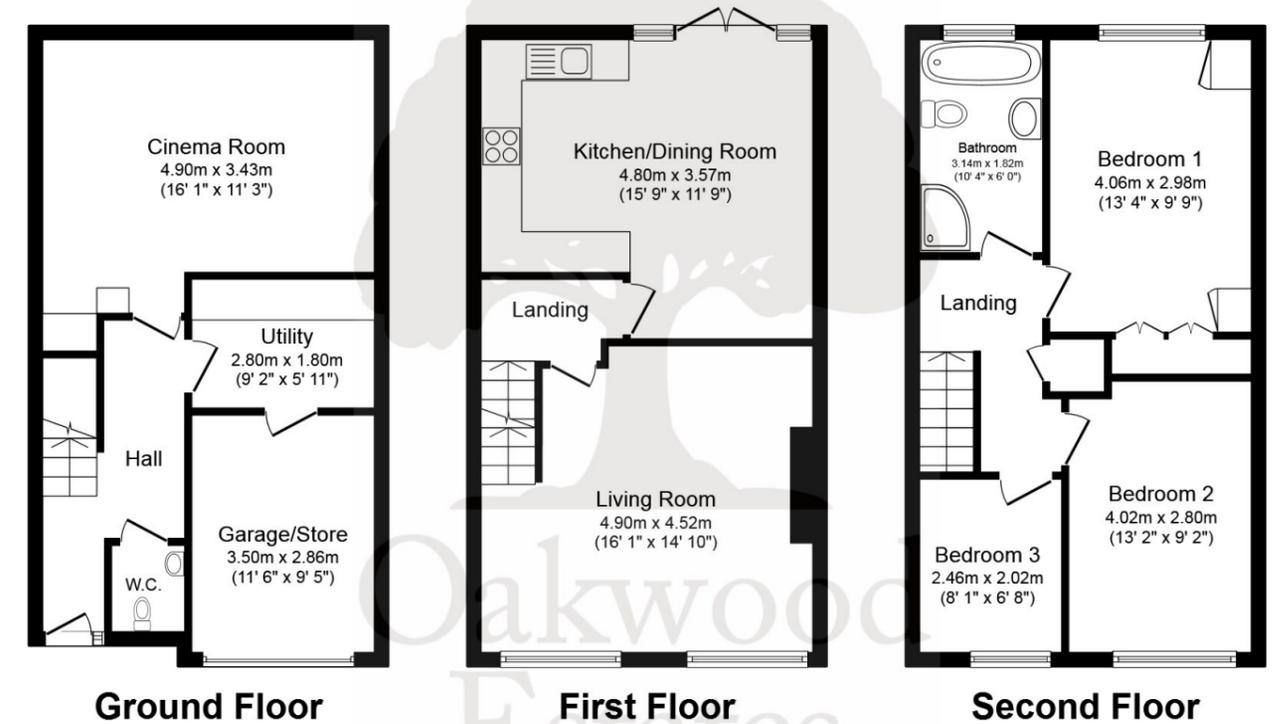
The property is located in the heart of Iver Heath just walking distance to Schools, Shops, Chemists, Hair Salons, and all other local amenities. The M4, M40, and M25 are just a short drive away making the property ideal for families and commuters alike.



# Property Information

-  FREEHOLD
-  THREE BEDROOM TOWNHOUSE
-  CINEMA ROOM
-  UTILITY
-  GARAGE
-  COUNCIL TAX BAND - D
-  TERRACED
-  MODERN FITTED KITCHEN
-  DOWN STAIRS W.C
-  DRIVEWAY FOR 3 CARS

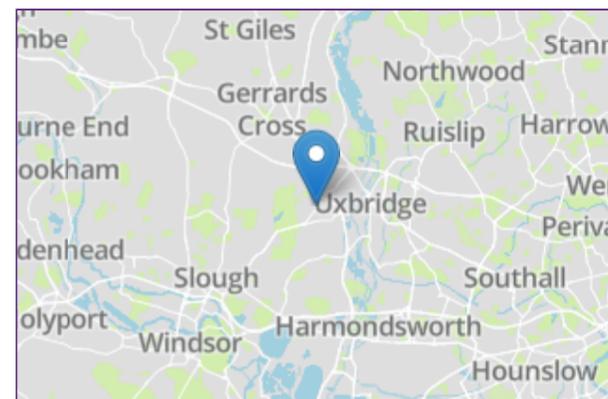
					
x3	x2	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Ground Floor      First Floor      Second Floor**

Total floor area 132.1 sq.m. (1,421 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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		
(55-68)	D	62	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Front Of House**  
 The front of the property is mainly laid to lawn with a driveway providing off street parking for 3 cars.

**Rear Garden**  
 The low-maintenance rear garden offers a patio area perfect for BBQs and entertaining with an artificial grass area perfect for children to play. The garden is completely enclosed offering privacy from neighbouring properties.

**Tenure**  
 Freehold

**Council Tax**  
 Band - D (£2,176 p/yr)

**Mobile Coverage**  
 5G voice and data

**Internet Speed**  
 Ultra Fast

**School Catchment**

- Iver Heath Junior School: 0.42 miles
- Iver Heath Infant School and Nursery: 0.55 miles
- West Middlesex College: 1.27 miles
- St Mary's Catholic Primary School: 1.5 miles
- The Iver Village Junior School: 1.61 miles
- Iver Village Infant School: 1.73 miles
- Plus many more

**Transport Links**

- Uxbridge Underground Station: 1.89 miles
- Iver Station: 2.53 miles
- Denham Golf Club Station: 2.54 miles
- Langley (Berks) Station: 2.62 miles
- Denham Station: 2.63 miles
- West Drayton Station: 3.16 miles

**Local Area**  
 Iver Heath is a village located in the South Bucks district of Buckinghamshire, England. It is situated approximately 2 miles east of the town of Slough and 17 miles west of central London. The village is bordered by several other towns and villages, including Iver, Langley, and Gerrards Cross. The area is well known for its beautiful natural surroundings and picturesque landscapes, with many local parks and green spaces. One of the most famous attractions in the area is Pinewood Studios, which has been used as a filming location for many blockbuster movies, including the James Bond series and the Harry Potter films. Iver Heath is served by several primary schools, including Iver Heath Infant School and Iver Heath Junior School, as well as several secondary schools in the nearby towns. The village is also well-connected to other parts of the region, with easy access to major motorways and public transport links, including the M25 motorway and several local bus routes.

**Council Tax**  
 Band D