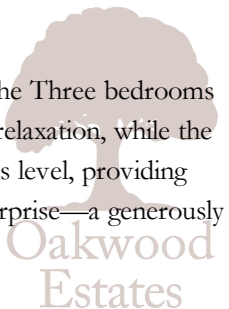




Oakwood Estates is pleased to introduce this recently renovated three-bedroom terraced house located in the Heart of Iver Heath, just a short stroll away from local amenities and schools. This property offers the potential for extension (subject to planning), boasting a spacious 22-foot sitting/dining room, a 13-foot conservatory, a three-piece bathroom, a low-maintenance garden, a 16-foot garage, and off-street parking for two cars.

Upon entering the property, you're welcomed by a bright Entrance Hall, setting the tone for the rest of the home. This space not only serves as a passage but also as an inviting introduction to the residence. Moving through, you'll find yourself in the Living Room & Dining Room, a versatile area filled with natural light. A striking bay window at the front frames the exterior view while allowing daylight to flood in, creating a warm and welcoming atmosphere. The double aspect light from both the front and rear of the property enhances the sense of spaciousness and brightness in this room, making it an ideal space for relaxation or entertaining guests. Sliding doors seamlessly connect this living area to the Conservatory, offering an extension of the living space and providing a tranquil spot to enjoy the surrounding views. Whether used as a quiet reading nook, a sunlit breakfast area, or simply a place to unwind, the Conservatory adds an extra dimension to the home. Adjacent to the dining area is the well-appointed Kitchen, where functionality meets style. Featuring a range of wall and floor units, there's ample storage space for kitchen essentials. The layout is designed for efficiency, with everything easily accessible. The inclusion of space for an American-style fridge freezer, gas hob, cooker, and grill ensures that culinary endeavours are both convenient and enjoyable.

Ascending the stairs from the hallway takes you to the first-floor landing, where the sleeping quarters await. The Three bedrooms offer flexibility to accommodate various lifestyle needs, with two doubles providing ample space for rest and relaxation, while the single bedroom can serve as a cosy retreat or a functional home office. The family bathroom completes this level, providing convenience and comfort for daily routines. Stepping outside to the rear of the property reveals a delightful surprise—a generously sized garden primarily laid with a patio.

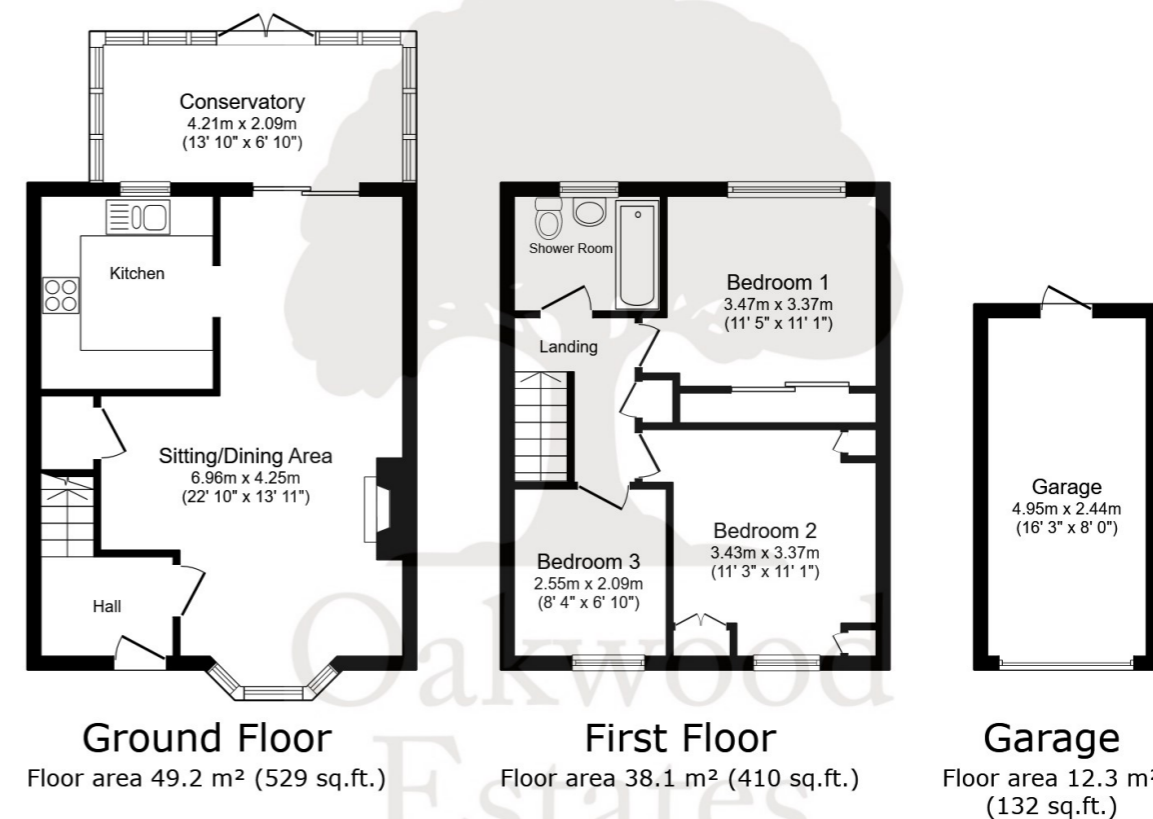


## Property Information

-  THREE BEDROOM TERRACED HOUSE
-  POTENTIAL TO EXTEND (STP)
-  13FT CONSERVATORY
-  LOW MAINTENANCE GARDEN
-  FREEHOLD
-  SHORT WALK OF LOCAL SHOPS AND SCHOOLS
-  22FT SITTING ROOM/DINING AREA
-  THREE PIECE BATHROOM
-  16FT GARAGE
-  PARKING FOR 2 CARS

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

## Floor Plan



TOTAL: 99.5 m<sup>2</sup> (1,071 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

### Front Of House

The property is lead to via a paved walkway surrounded by lawned area and beautiful mature shrub borders.

### Rear Garden

The rear garden is laid mostly to the patio with mature shrub borders and direct access to the garage and parking for two cars.

### Tenure

Freehold

### Council Tax

Council Tax Band D (£2,176 p/yr)

### Plot/Land Area

0.05 Acres (185.00 Sq.M.)

### Mobile Coverage

5G voice and data

### Internet Speed

Ultrafast

### Transport Links

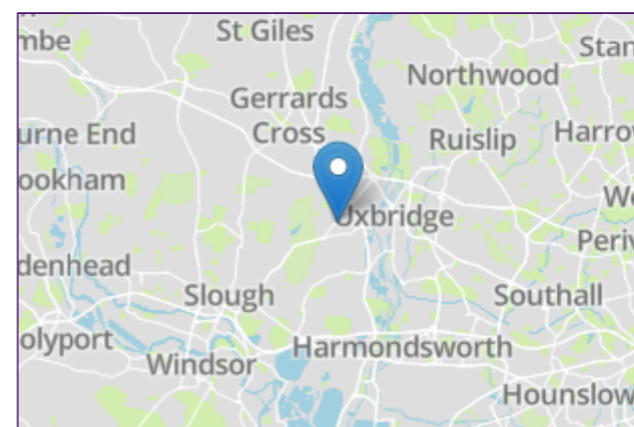
Conveniently located within close proximity, Uxbridge Underground Station and Iver Rail Station stand a mere 2 miles away, providing easy access to commuter routes. Similarly, Denham Rail Station lies just 2.95 miles away, further enhancing transport connectivity. Heathrow Airport, a major international hub, is conveniently situated 10 miles away, facilitating hassle-free travel. Additionally, the M40 motorway is accessible within 2 miles, while the M25 motorway is a mere 3 miles away, offering seamless connections to various destinations for both local and long-distance travel.

### 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.

### School Catchment

The property enjoys proximity to a plethora of esteemed educational institutions, including Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, and numerous other reputable schools, ensuring families have access to excellent educational opportunities for their children.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<b>England, Scotland &amp; Wales</b>			
<small>EU Directive 2002/91/EC</small>			