

OAKWOOD ESTATES are delighted to present this beautifully maintained three-bedroom semi-detached home, offering immense potential for extension (subject to planning permission). Situated on one of the most sought-after roads in Iver Heath, this impressive property combines a spacious layout with an excellent location, just moments from local shops, amenities, and superb motorway links including the M4, M25, and M40.

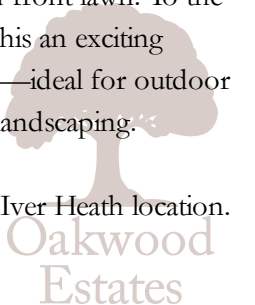
Internally, the property is well-presented throughout and features a welcoming porch that leads into a spacious entrance hallway.

The ground floor offers a bright and comfortable living room, a modern kitchen, a separate dining room, a versatile family room, a downstairs WC, and access to an attached garage, providing both functionality and flexibility for everyday living.

Upstairs, the first floor comprises three well-proportioned bedrooms and a contemporary family bathroom, all finished to a high standard and offering comfortable accommodation for a growing family.

Externally, the home benefits from a private driveway with space for two vehicles and a neatly maintained front lawn. To the right-hand side of the property lies significant potential for extension (subject to planning), making this an exciting opportunity for those looking to customise and add value. The generous rear garden features a large patio—ideal for outdoor entertaining—and is mainly laid to lawn, offering a safe and spacious area for children or further landscaping.

This is a fantastic opportunity to secure a wonderful family home with exciting future potential in a prime Iver Heath location. Early viewing is highly recommended.





Property Information

-  **FREEHOLD PROPERTY**
-  **POTENTIAL TO EXTEND (STP)**
-  **1270 SQUARE FEET**
-  **SOUTH EAST FACING GARDEN**
-  **WELL LOOKED AFTER**
-  **COUNCIL TAX BAND E (£2,935 P/YR)**
-  **OFF STREET PARKING**
-  **THREE BEDROOMS**
-  **LARGE FRONT GARDEN**
-  **THREE RECEPTION ROOMS**

  
**x3**  
Bedrooms

  
**x2**  
Reception Rooms

  
**x2**  
Bathrooms

  
**x4**  
Parking Spaces

  
**Y**  
Garden

  
**Y**  
Garage

Tenure

Freehold Property

Council Tax Band

E (£2,935 p/yr)

Plot/Land Area

0.10 Acres (413.00 Sq.M.)

Mobile Coverage

5G Voice and Data

Internet Speed

Standard - 6 Mbps download speed - 0.7 Mbps upload speed  
Superfast - 80 Mbps download speed - 20 Mbps upload speed  
Ultrafast - 1000 Mbps download speed - 100 Mbps upload speed

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 a Gym.

Schools

Iver Heath Infant School and Nursery and Iver Heath Junior School are both located very close to one another, making them easily accessible for local families. A little further out, The Chalfonts Community College and Burnham Grammar School offer excellent secondary education options. Beaconsfield High School and John Hampden Grammar School are also within a reasonable distance, catering to families seeking selective or high-achieving schools. The area benefits from a wide range of educational institutions, offering diverse choices for students of all ages.

Transport Links

Conveniently located, Uxbridge Underground Station is within easy reach, offering excellent transport links into Central London and beyond. Nearby, both Iver and Denham Rail Stations provide additional commuting options, giving residents flexibility for regional and national travel. For those needing to fly, Heathrow Airport is also easily accessible, offering convenient connections to both domestic and international destinations. Motorists will benefit from close proximity to major road networks, including the M40 and M25, ensuring efficient access to surrounding areas and key destinations.

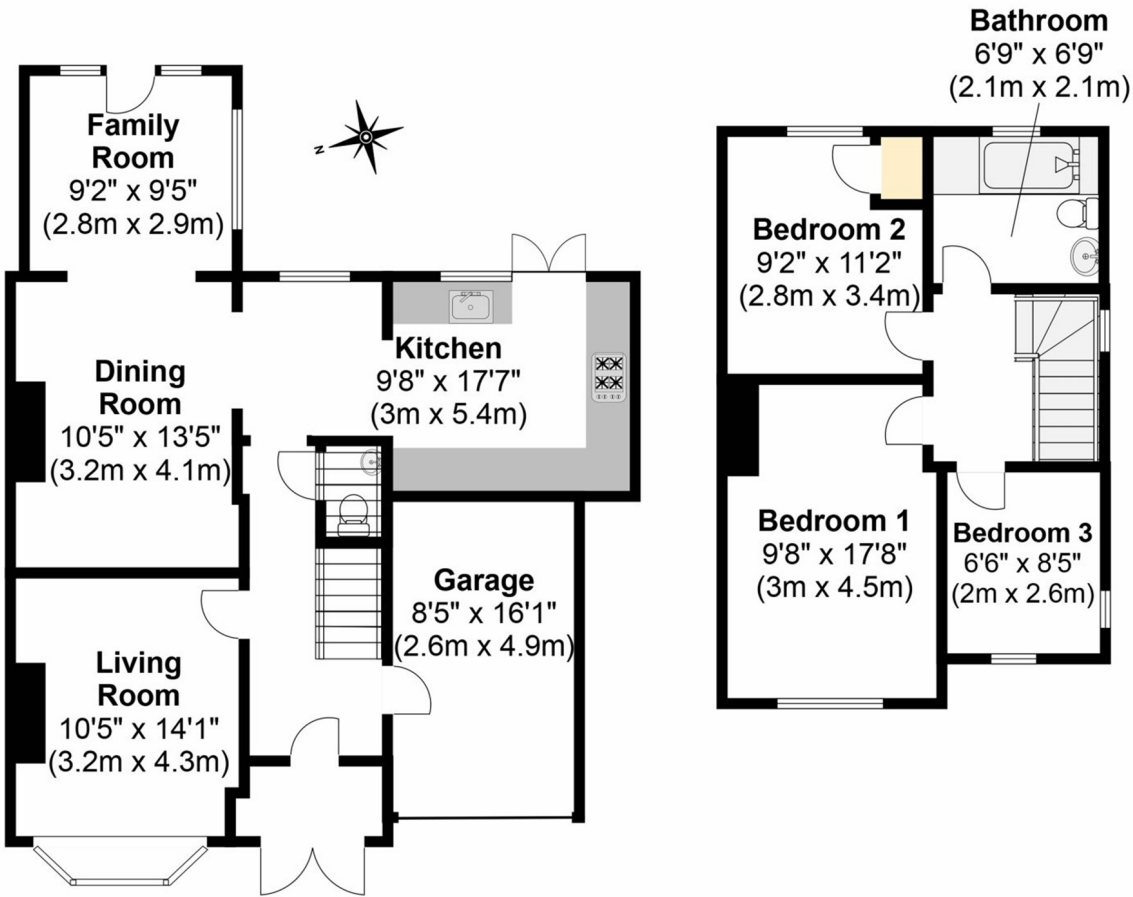
Council Tax

Band E

Floor Plan



**Total Approximate Floor Area**  
1270 Square feet  
118 Square metres



**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.

