

Oakwood Estates are delighted to offer to the market this beautifully presented ground-floor two-bedroom maisonette, which combines generous living space with excellent outdoor and parking amenities. The property has been well maintained and thoughtfully updated by the current owners, creating a bright and welcoming home throughout.

The accommodation comprises a spacious living room with ample space for both relaxing and dining, a modern fitted kitchen with a range of units and work surfaces, and two well-proportioned bedrooms. The principal bedroom enjoys views over the rear garden, while the second bedroom is ideal as a guest room, home office, or nursery. A contemporary family bathroom completes the internal layout.

Externally, the property benefits from driveway parking, a brick built shed, and a private south-facing rear garden, ideal for outdoor dining and entertaining. The garden offers a pleasant and low-maintenance space, enjoying excellent natural sunlight throughout the day.

Situated in a convenient and sought-after location, the property is within a short, level walk of Iver Village shops and amenities. Iver Station (Elizabeth Line) is just under a mile away, providing fast and direct connections to London, Reading, and Heathrow Airport, making this an ideal purchase for commuters, first-time buyers, or those looking to downsize.

Property Information

- LEASHOLD PROPERTY - 144 YEARS REMAINING
- EPC - C
- TWO BEDROOMS
- SOUTH FACING GARDEN
- EXCELLENT CONDITION THROUGHOUT

- COUNCIL TAX BAND C (£2,134 P/YR)
- GROUND FLOOR MAISONETTE
- DRIVEWAY
- FLAT WALK TO LOCAL SHOPS & TRAIN STATION
- IDEAL FOR FIRST TIME BUYERS & DOWNSIZERS

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

Tenure

Leasehold Property - 144 years remaining

Council Tax Band

C (£2,134 p/yr)

Plot/Land Area

0.10 Acres (398.00 Sq.M.)

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Area

Iver Village is a quaint and charming village located in Buckinghamshire, England. It is situated just off the M4 and M25 motorways, providing excellent transport links to London and other parts of the country. The village itself has a rich history and boasts several local amenities, including shops, restaurants, and pubs. There are also several schools in the area, making it an ideal location for families. Additionally, the village is within close proximity to the picturesque Colne Valley Regional Park and Black Park Country Park, offering stunning natural landscapes and recreational opportunities.

Transport

Iver Rail Station is located within easy reach, with Langley (Berks) Rail Station also nearby. Uxbridge Underground Station is just a short drive away offering excellent transport connections. Heathrow Terminal is conveniently accessible, making travel further afield hassle-free. Denham Rail Station is also within a comfortable distance, rounding out a variety of transport options in the area.

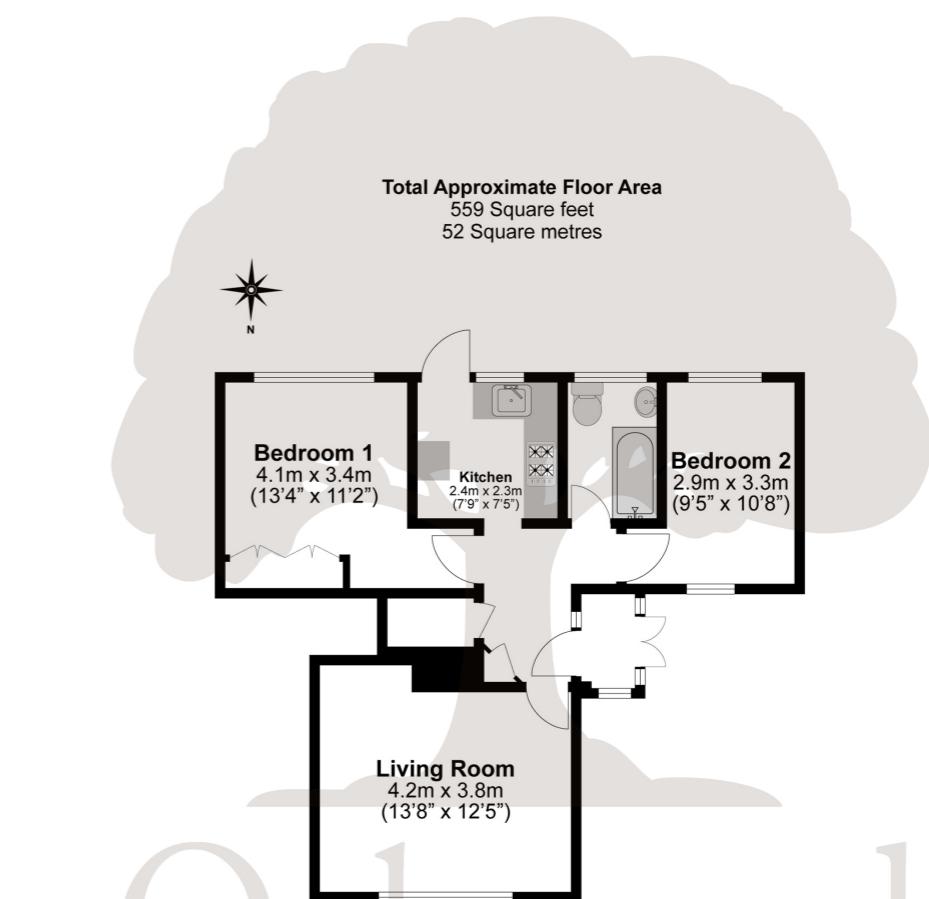
Schools

The educational landscape in the vicinity includes institutions like Iver Infant School and Nursery, which naturally feed into Iver Junior School. Further along the academic journey, students have access to The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, and a host of other schools providing diverse educational pathways for learners.

Council Tax

Band C

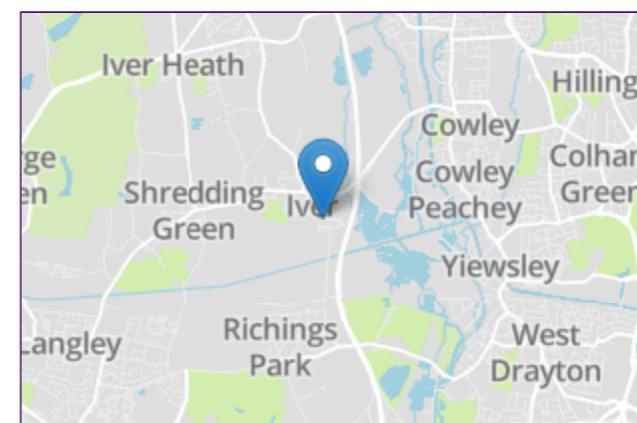
Floor Plan



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

Oakwood Estates

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 Govview.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 | 71 74 |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |