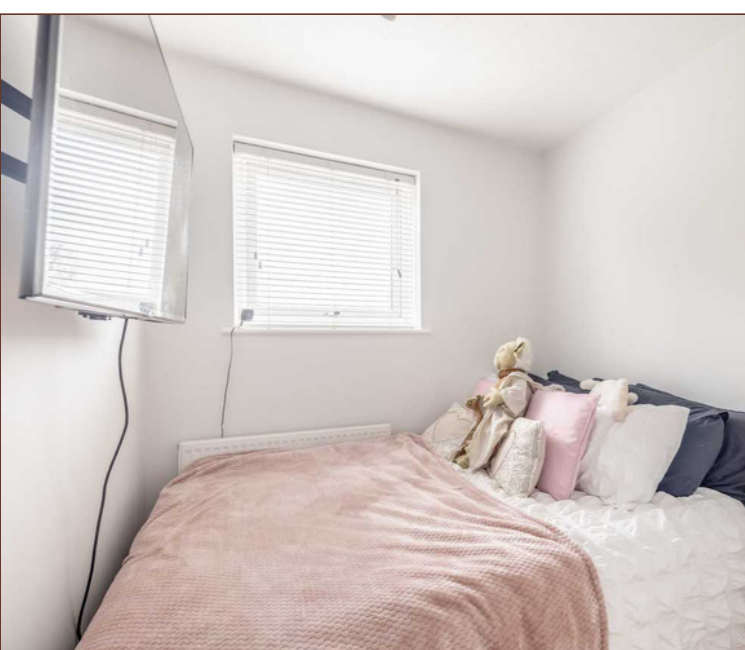
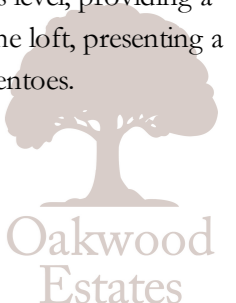


Oakwood Estates takes immense pride in presenting this exquisite three-bedroom semi-detached residence nestled within the coveted locale of Iver Heath. Offering an unparalleled living experience, this property caters perfectly to the diverse needs of first-time buyers, professionals, and families alike. Boasting impeccable condition, it stands as a testament to quality living. Additionally, its strategic positioning ensures convenient access to esteemed local schools, essential amenities, and efficient travel links, further enhancing its appeal as an ideal abode for discerning individuals seeking both comfort and convenience.













Upon stepping into this remarkable residence, the ground floor beckons with an inviting entrance porch, setting the stage for what lies beyond. A seamlessly flowing hallway welcomes you, adorned with a staircase gracefully ascending to the first floor, promising further delights. The heart of the home unfolds into a stunning open-plan layout, seamlessly merging a modern fitted kitchen, a spacious living area, and a dining space. Bathed in natural light, this area exudes warmth and functionality, offering the perfect ambience for everyday living and entertaining. Sliding door access effortlessly connects this dynamic space to the serene rear garden, creating a harmonious indoor-outdoor flow that invites relaxation and enjoyment.

Ascending to the first floor reveals a haven of comfort and tranquillity. Three generously proportioned bedrooms await, each offering its own unique charm and character. A tastefully appointed three-piece bathroom completes this level, providing a sanctuary for rejuvenation and pampering. Additionally, a well-appointed landing boasts hatch access to the loft, presenting a convenient storage solution, ideal for stowing away seasonal belongings and cherished mementoes.



Property Information

-  TENURE FREEHOLD
-  THREE BEDROOMS
-  FULLY UPDATED
-  GREAT SCHOOL CATCHMENT
-  CLOSE TO ALL LOCAL AMENITIES
-  COUNCIL TAX BAND D (£2,176 P/YR)
-  GARAGE
-  LOW MAINTENANCE ASTROTURF GARDEN
-  CLOSE MOTORWAY NETWORKS
-  GREAT FIRST TIME BUY

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

Externally

Externally, the allure continues with meticulously curated outdoor spaces designed for both aesthetic appeal and practicality. The front garden welcomes lush greenery, featuring a manicured lawn, a meandering pathway, and the shade of a majestic mature tree. Enclosed by a charming low wooden fence, it exudes a sense of privacy and serenity. Meanwhile, the rear garden showcases a low-maintenance oasis, boasting an expanse of artificial grass lawn that remains verdant year-round with minimal upkeep. A focal point of the outdoor oasis is the inviting paved patio area, offering an idyllic setting for alfresco gatherings, summer soirées, and memorable moments with loved ones. Impeccably designed and thoughtfully executed, this outdoor retreat epitomizes the epitome of stylish living and outdoor enjoyment.

Tenure

Freehold

Council Tax Band

Band D (£2,176 p/yr)

Plot/Land Area

0.06 Acres (232.00 Sq.M.)

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

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.

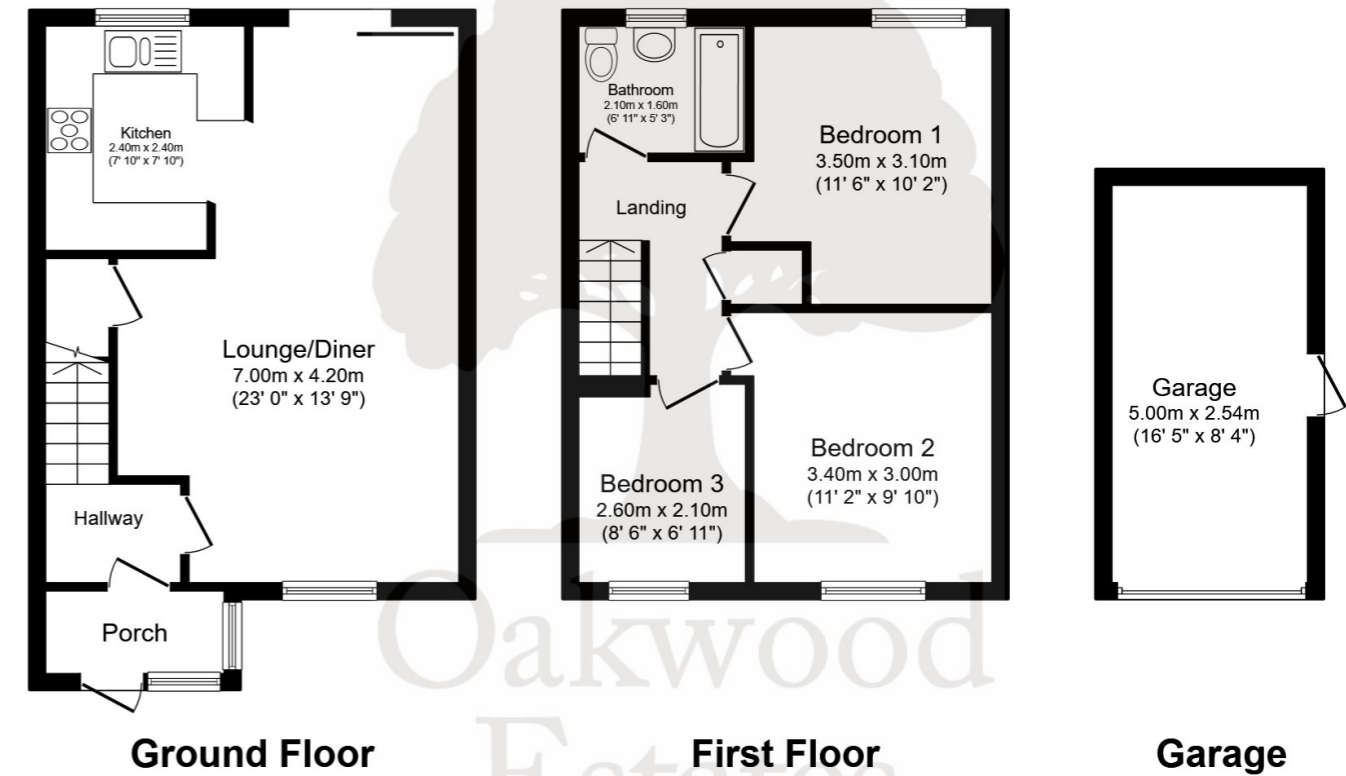
School Catchment

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.

Travel 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.

Floor Plan



Total floor area 87.7 sq.m. (944 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.

