

Oakwood Estates are delighted to present this beautifully refurbished first-floor maisonette, ideally positioned in the heart of Iver Village. Finished to a high standard throughout, the property offers a perfect blend of modern living and convenient location, making it an excellent choice for first-time buyers, downsizers, or investors.

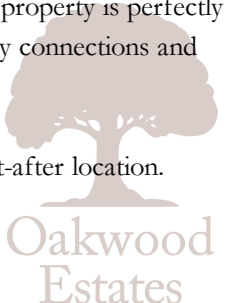
Upon entering, you are welcomed by a bright and spacious reception room, providing ample space for both living and dining areas, enhanced by natural light and a contemporary finish. The separate kitchen is thoughtfully designed and features a stylish shaker-style kitchen, complete with an electric oven and induction hob, along with a range of fitted units offering generous storage and worktop space, ideal for everyday use.

The property further benefits from two well-proportioned double bedrooms, creating a comfortable and peaceful retreat, along with a modern family bathroom that is fully tiled and fitted with a bath and overhead shower, finished with quality fixtures and fittings.

Externally, the maisonette enjoys access to a good-sized private garden, perfect for outdoor relaxation or entertaining, and includes a greenhouse for those with a passion for gardening.

Situated just a short walk from Iver Village's local amenities, including shops, schools, and the train station, the property is perfectly placed for commuters and families alike. Excellent transport links are easily accessible, with nearby motorway connections and Heathrow Airport just a short drive away.

This charming home offers a fantastic opportunity to acquire a move-in-ready property in a highly sought-after location.

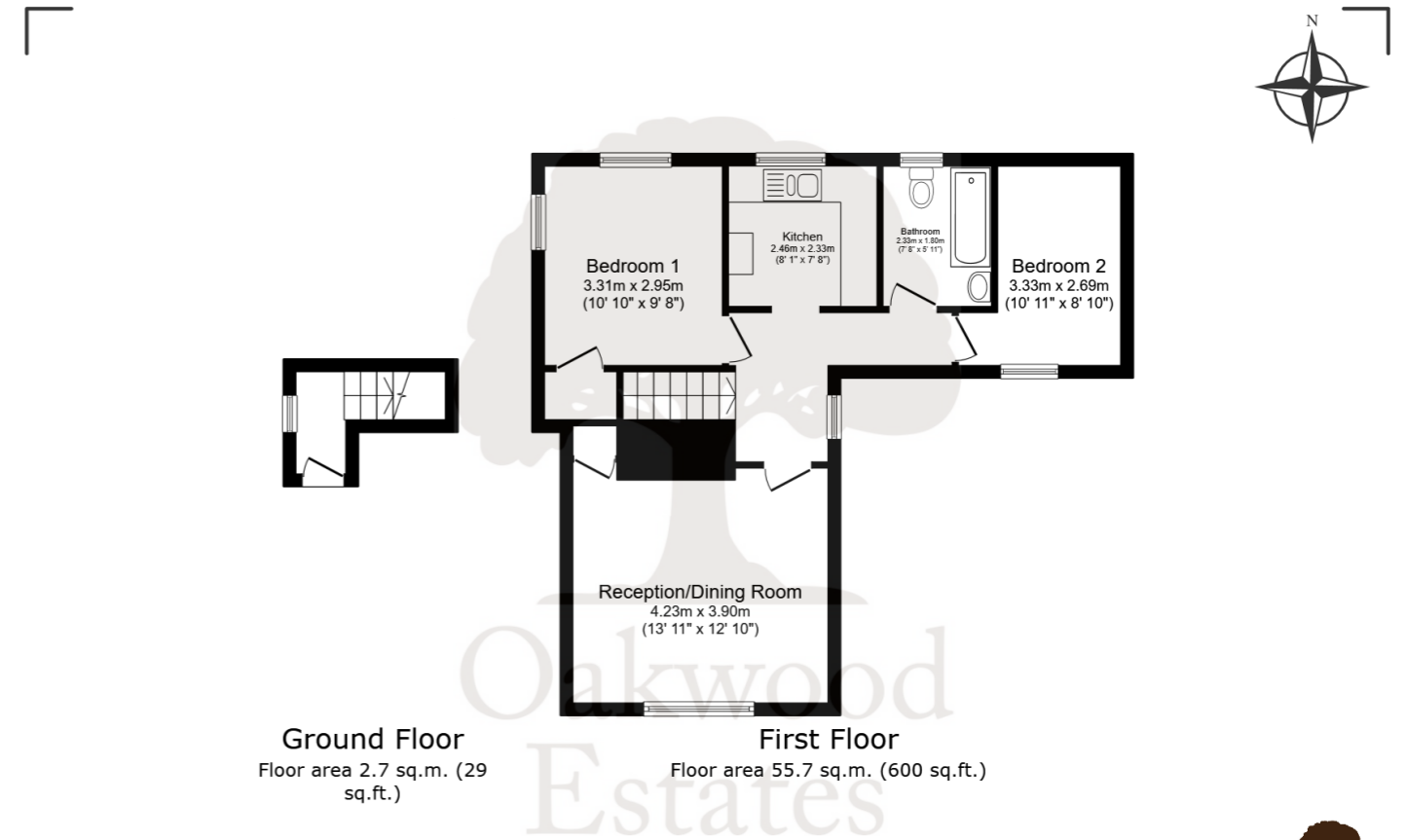


## Property Information

-  LEASEHOLD
-  NO CHAIN - AVAILABLE TO BUY NOW
-  LARGE RECEPTION ROOM
-  FULLY RENOVATED
-  CLOSE TO LOCAL MOTORWAYS
-  COUNCIL TAX BAND C (£2,134 P/YR)
-  TWO DOUBLE BEDROOMS
-  PRIVATE GARDEN
-  FLAT WALK TO SCHOOLS AND SHOPS
-  JUST OVER A MILE TO IVER STATION (ELIZABETH LINE)

					
x2	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



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](http://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.



### Tenure

Leasehold · 83 years remaining.  
 This is being renewed by the current owners to 999 years.  
 Service Charge £92.65 per month.

### Council Tax Band

C (£2,134 p/yr)

### Plot/Land Area

0.07 Acres (288.00 Sq.M.)

### Mobile Coverage

5G Voice and Data

### Internet

Ultrafast

### Potential Rental Income

£1,550 to £1,600 per calendar month.

### Schools

Several educational institutions are conveniently located near the property, including Iver Village Junior School and Iver Village Infant School, both within a short distance of 0.07 miles. Iver Heath Junior and Infant School is situated 1.22 miles away. Secondary Schools include Burnham Grammar School, approximately 6.16 miles away, The Chalfonts Community College at 6.59 miles, and Beaconsfield High School at 7.9 miles. Additionally, there are numerous other schooling options available in the surrounding area.

### Transport

The property is ideally positioned for excellent transport links, with Iver Rail Station (Crossrail/Elizabeth Line) nearby, providing fast and convenient connections into London. Uxbridge Underground Station is also within easy reach, offering access to the Metropolitan and Piccadilly lines, while Denham Rail Station (Chiltern Line) is a short drive away for additional rail services.

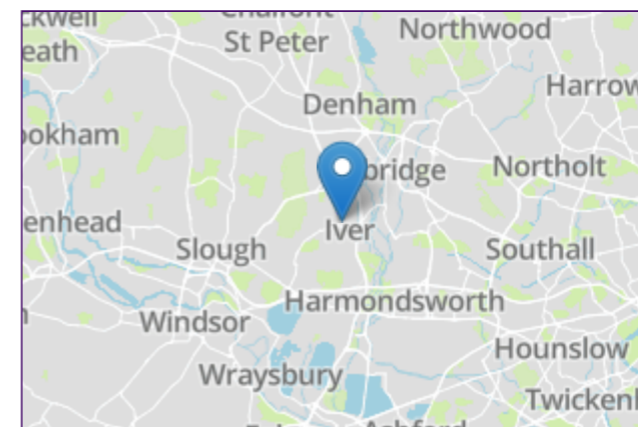
For those travelling further afield, Heathrow Airport is easily accessible, making this location particularly appealing for frequent flyers. The property also benefits from close proximity to major motorway networks, including the M40, M25, and M4, ensuring straightforward and efficient journeys by road.

### Location

Iver Village 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 to various local amenities and less than a mile from Iver train station (Crossrail/Elizabeth Line), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Village 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 centers 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.

### Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			