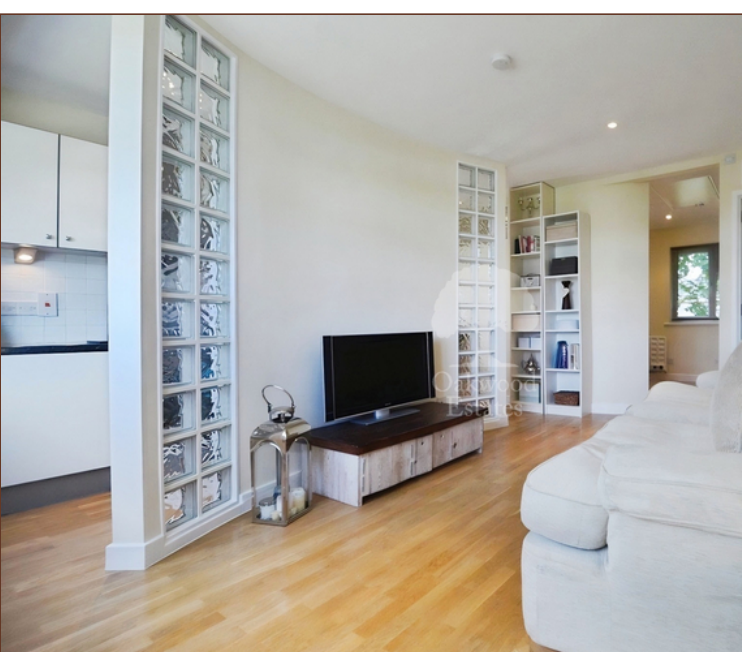




Oakwood Estates present to the market this spacious one-bedroom first floor flat which offers a fantastic opportunity for first-time buyers, downsizers, or investors, Located in the sought-after area of Pinewood Green. The property is set within a quiet, tree-lined residential area, just moments from local shops, transport links, and the famous Pinewood Studios. Inside, the flat features a bright and airy living room, a well-fitted kitchen, a generous double bedroom, and a modern bathroom. The layout provides excellent natural light throughout and offers a warm, welcoming feel. One of the property's standout features is the potential to convert the loft, (subject to the usual planning permissions) providing an exciting opportunity to create a second bedroom, home office, or additional living space—making this a highly versatile home with great potential for future value growth.

Conveniently located for access to Uxbridge, Slough, and Heathrow Airport, with excellent motorway links (M40, M25, and M4) and easy access to Iver and Langley stations for Crossrail/Elizabeth Line connections. This charming flat combines peaceful suburban living with great connectivity and potential—a must-see property in a desirable location.



Property Information

-  LEASEHOLD PROPERTY - 153 YEARS REMAINING
-  COUNCIL TAX BAND C - £1344
-  POPULAR LOCATION
-  ONE BEDROOM APARTMENT
-  DECORATED TO A HIGH STANDARD
-  MODERN INTEGRATED KITCHEN
-  ON STREET PARKING
-  EPC - E
-  POTENTIAL FOR LOFT CONVERSION (STPP)

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

Tenure

153 years remaining on the lease.
Service charge is £1,100 per year
Ground rent is £100 per year

Mobile Coverage

5g voice and date

Schools

The area boasts a rich educational landscape, including prominent institutions such as Iver Heath Junior School, Iver Heath Infant School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, Langley Grammar School, and numerous others, ensuring a diverse range of educational opportunities for students of all ages and interests.

Transport

Convenient transportation options abound in the vicinity, with Iver Station providing easy access to Crossrail services. Uxbridge Underground Station offers seamless connections to the London Underground network. Meanwhile, West Drayton Station provides additional railway links. For those preferring alternative routes, Denham Station is also a short drive away, ensuring a range of commuting choices to suit various needs and preferences.

Area

Iver Heath is a village located in the South Bucks district of Buckinghamshire, England. It is situated approximately 2 miles east of the town of Slough and 17 miles west of central London. The village is bordered by several other towns and villages, including Iver, Langley, and Gerrards Cross. The area is well known for its beautiful natural surroundings and picturesque landscapes, with many local parks and green spaces. One of the most famous attractions in the area is Pinewood Studios, which has been used as a filming location for many blockbuster movies, including the James Bond series and the Harry Potter films. Iver Heath is served by several primary schools, including Iver Heath Infant School and Iver Heath Junior School, as well as several secondary schools in the nearby towns. The village is also well-connected to other parts of the region, with easy access to major motorways and public transport links, including the M25 motorway and several local bus routes.

Council Tax

Band C

Floor Plan



Pinewood Green
Approximate Floor Area = 65.03 Square meters / 699.97 Square feet

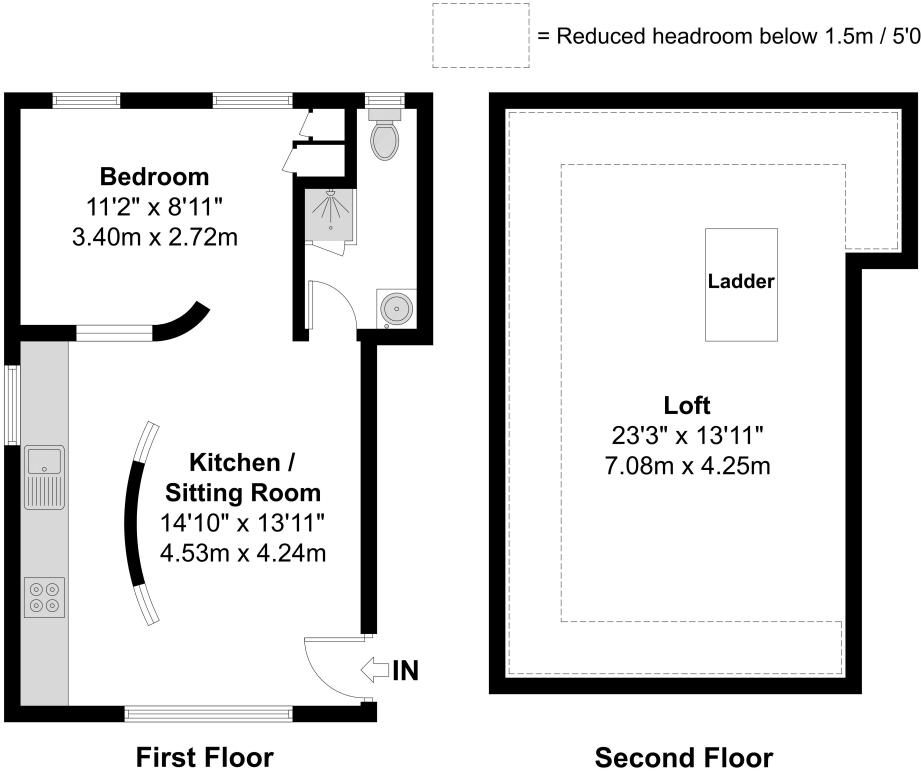


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

