



Oakwood Estates are delighted to present this well-maintained three-bedroom semi-detached property, available with no onward chain and has great potential to extend (Subject To Planning Permission). The accommodation is arranged over two floors and offers spacious, flexible living throughout.

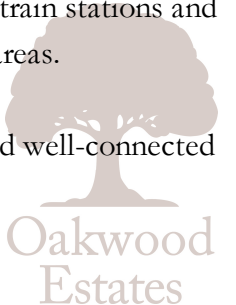
The ground floor comprises two generous reception rooms, providing ample space for both living and dining, along with a well-proportioned kitchen offering good storage and workspace.

To the first floor, the property features three well-sized bedrooms and a family bathroom fitted with a modern suite. Externally, the home benefits from an enclosed rear garden, ideal for families, entertaining, or outdoor relaxation.

To the front, there is driveway parking for two vehicles, providing convenient off-road parking.

The property is ideally situated within a short, level walk of local shops and schools, making it particularly appealing to families and first-time buyers. Excellent transport links are also close by, with local train stations and motorway connections just a short drive away, ensuring easy access to surrounding areas.

This property represents an excellent opportunity to acquire a spacious home in a convenient and well-connected location.



Property Information

- FREEHOLD PROPERTY
- NO ONWARD CHAIN
- TWO RECEPTIONS
- CLOSE TO LOCAL SHOPS AND SCHOOLS
- ENCLOSE GARDEN
- COUNCIL TAX BAND D (£2,401 P/YR)
- THREE BEDROOMS
- DRIVEWAY PARKING FOR TWO CARS
- SHORT DRIVE TO LOCAL TRAIN STATIONS AND MOTORWAYS
- GREAT SCHOOL CATCHMENT AREA

x3

Bedrooms

x1

Reception Rooms

x1

Bathrooms

x2

Parking Spaces

Y

Garden

N

Garage

Room Dimensions

Ground Floor
Lounge - 12' x 10'7
Dining Room - 16'9 x 12'9
Kitchen - 10' x 10'

First Floor
Bedroom 1 - 12'9 x 10'3
Bedroom 2 - 12' x 10'3
Bedroom 3 - 7'6 x 6'3

Tenure
Freehold Property

Council Tax Band
D (£2,401 p/yr)

Plot/Land Area
0.06 Acres (256.00 Sq.M.)

Mobile Coverage
5G Voice and Data

Internet Speed
Ultrafast

Schools

Located nearby are several well-regarded schools, including Iver Heath Infant School and Nursery, as well as Iver Heath Junior School. For secondary education, The Chalfonts Community College and Burnham Grammar School are within easy reach, with Beaconsfield High School and John Hampden Grammar School also accessible a little further afield. In addition, there are many more schools available in the surrounding area, offering families a wide choice of educational options.

Transport

Conveniently situated, the property offers easy access to Uxbridge Underground Station and nearby rail stations at Iver and Denham, providing excellent connections for commuters. For air travel, Heathrow Airport is within easy reach. Road links are also excellent, with the M40 and M25 accessible in just a short drive, making travel in and around the region straightforward.

Area

Located in the sought-after village of Iver Heath, Church Road is on the outskirts of Uxbridge. The Iver/Iver Heath area offers a variety of convenient local amenities, including shops, pubs, restaurants, and supermarkets. For more extensive shopping and transportation options, Uxbridge and Slough town centres are just a short drive away. The region is well-served by esteemed schools and popular recreational destinations such as Black Park and Langley Park.

Council Tax
Band D

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](#)

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