

Oakwood Estates are delighted to present to the market this extended three-bedroom semi detached house with further potential to extend SSTP, offering space to create a modern family home. The property boasts a generous driveway with parking for up to four vehicles, a garage for additional storage or potential conversion, and a beautifully kept South-East facing rear garden – perfect for outdoor entertaining and family life. Ideally located, the home is just a short walk from local schools, shops, and amenities, with excellent transport links, including nearby motorways and train stations only a short drive away. This highly convenient position makes the property well-suited to a range of buyers. Whether you are a first-time buyer looking for your perfect starter home or an investor seeking a well-located opportunity with strong rental potential, this property represents an excellent choice.

On entering the property, you are welcomed by an entrance hallway leading to a spacious living room on the left, complete with dual windows overlooking the front aspect, filling the room with natural light. The dining room provides ample space for family dining, with stairs rising to the first floor and an archway that opens through to the kitchen. The kitchen itself is well-proportioned, fitted with a range of wall and base units, and benefits from windows and a rear door giving direct access to the garden.

Upstairs, the accommodation comprises two generous double bedrooms, a single bedroom, and a family bathroom.

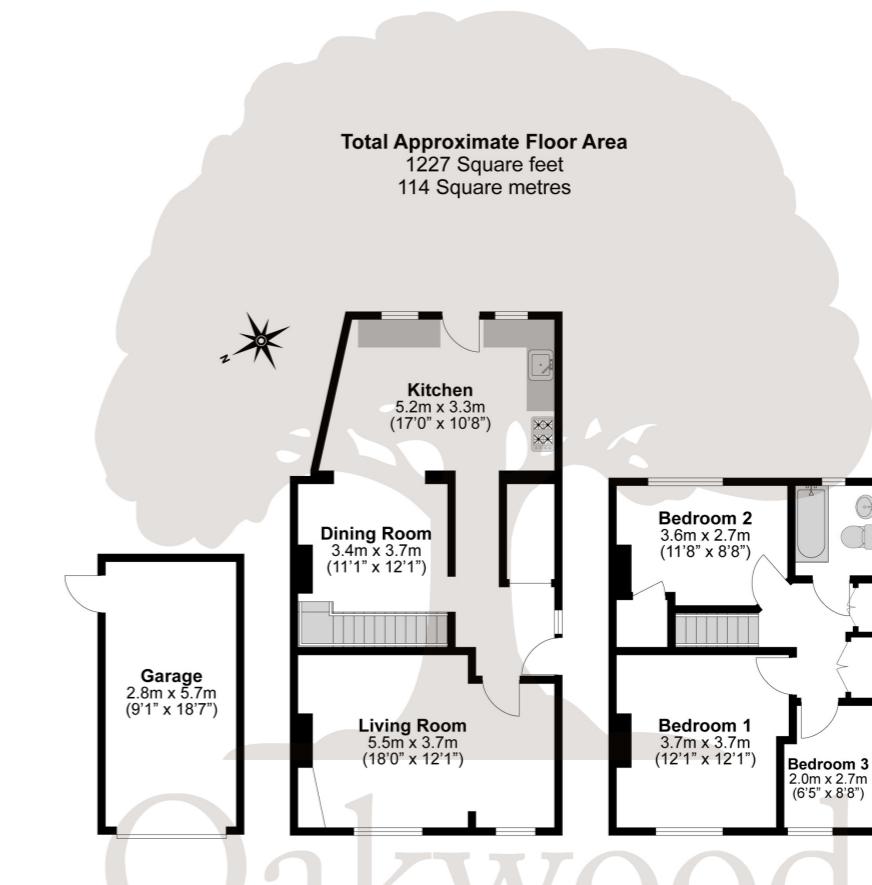
Externally, the property enjoys a large driveway with parking for at least four cars, providing access to the front door, garage, and rear garden. The garage is fitted with an up-and-over door and a convenient side door for additional access. To the rear, the fully enclosed South-East facing garden offers a safe and private space, ideal for families with children or pets, as well as outdoor entertaining.

Property Information

-  FREEHOLD PROPERTY
-  NO CHAIN
-  EXTENDED
-  TWO RECEPTIONS
-  GARAGE

-  COUNCIL TAX BAND D (£2,401 P/YR)
-  PLOT/LAND AREA 0.07 ACRES (299.00 SQ.M.)
-  THREE BEDROOMS
-  DRIVEWAY FOR FOUR CARS
-  CLOSE TO SCHOOLS

Floor Plan



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

					
x3	x2	x1	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Freehold Property

Council Tax Band
D (£2,401 p/yr)

Plot/Land Area
0.07 Acres (299.00 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.

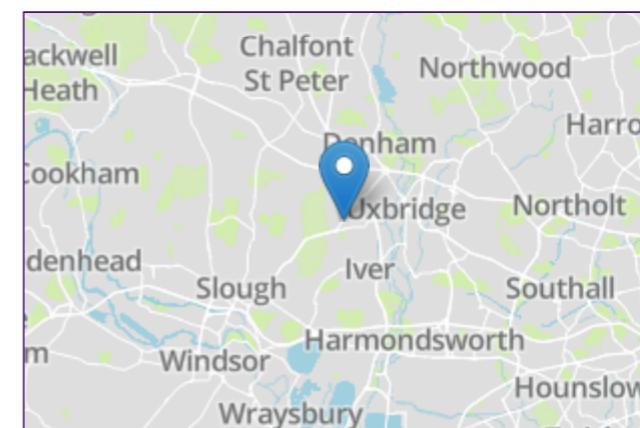
Area

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

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		79
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			