

Oakwood Estates are pleased to present this 5 bed property in the centre of Iver Heath Village, Ideal HMO or Investment property. Local schools and amenities are just a few minutes walk away. The quiet village of Iver Heath is in a prime location for commuter's as the Iver (Crossrail), Langley (Crossrail) and Uxbridge (Metropolitan and Piccadilly) stations are within 2 miles, you can also enjoy to scenery with the beautiful Langley and Black Parks on your doorstep.

The property comprises of Entrance Hall, Lounge, Family/Dining room, Kitchen, downstairs shower room, bedrooms 1, 2, 3, 4 & 5, family bathroom and ensuite.



# Property Information

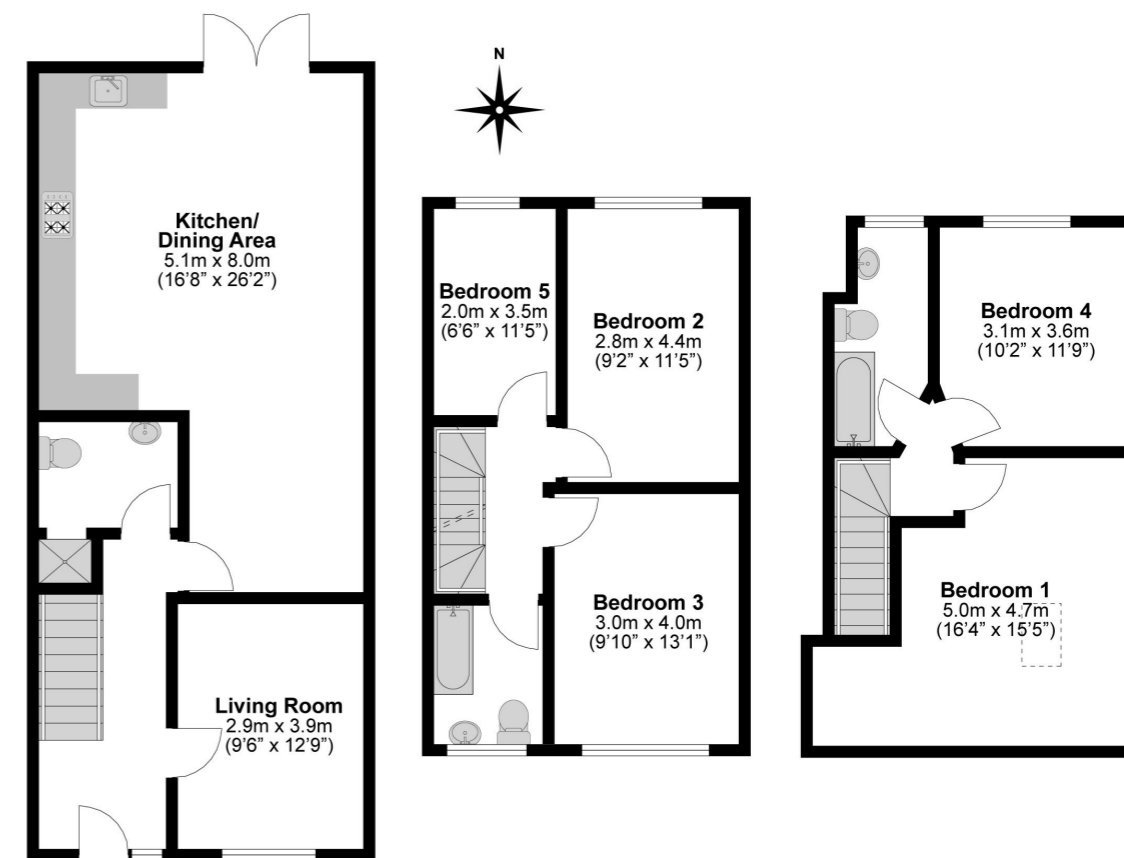
-  LARGE 5 BED SEMI DETACHED PROPERTY
-  IDEAL INVESTMENT
-  THREE BATHROOMS
-  HEART OF IVER HEATH VILLAGE
-  OFF STREET PARKING
-  COUNCIL TAX BAND- F £3382.39
-  NO CHAIN
-  LARGE KITCHEN & BREAKFAST/DINING ROOM
-  WALKING DISTANCE TO LOCAL AMENITIES
-  GREAT TRANSPORT LINKS AND EASY ACCESS TO MAJOR MOTORWAYS (M4 & M25)

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

# Floor Plan

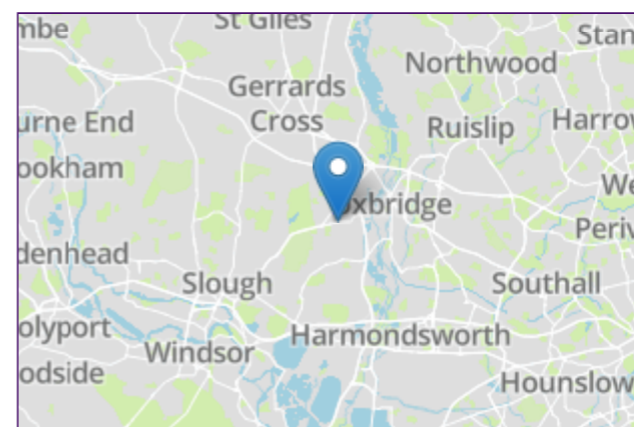


**Total Approximate Floor Area**  
1700 Square feet  
158 Square metres



**Illustrations are 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Entrance Hall**  
Doors to lounge, family room, downstairs shower room and stairs leading to first floor.

**Shower Room**  
Part tiled with tiled flooring, Low Level w.c, Hand wash basin and corner shower unit.

**Living Room**  
9'6" x 12'9" in size, Front Aspect window and laminate wood flooring.

**Kitchen/Diner**  
16'8" x 26'2" in size, Side aspect window from dining area, wooden flooring leading onto tiled kitchen area, rear aspect kitchen window and French doors onto garden, Range of eye and base level units with roll edge work surfaces, space for American style fridge freezer, range of integrated appliances, stainless steel sink and drainer and sky light.

## FIRST FLOOR

**Landing**  
Carpet flooring and doors leading onto bedrms 4, 1 and bathroom.

**Bedroom 1**  
16'4" x 15'5" in size, Side aspect window and sky light and laminated wood flooring.

**Bedroom 4**  
10'2" x 11'5" in size, Rear aspect window and laminate wood flooring.

**Family Bathroom**  
Front aspect frosted window, fully tiled, low level w.c, wash hand basin and bath tub with over head shower unit with shower screen.

**Landing**  
First floor landing, carpet flooring stairs leading to second floor and doors leading to bedrooms 2, 3, 5 and family bathroom.

**Bedroom 5**  
6'6" x 11'5" in size, Rear aspect window, carpet flooring and space for a double bed.

**Bedroom 3**  
9'10" x 13'1" in size, Front aspect window and carpet flooring.

**Bedroom 2**  
9'2" x 11'5" In size, Rear aspect window, carpet flooring.

**Bathroom**  
Rear aspect frosted window, tiled flooring, low level w.c, wash hand basin and bath tub with over head shower and shower screen.

## OUTSIDE

**Front Of House**  
Paved to provide off street parking for 2 vehicles

**Rear Garden**  
20ft Low maintenance garden fully paved with double gates to side and optional large wooden outbuilding with power.