

This well-presented two-bedroom ground floor flat in the sought-after St Davids Close, Iver Heath offers a fantastic opportunity for first-time buyers, downsizers, or investors alike. The property benefits from a spacious and well-proportioned layout, with a bright and airy living room providing a comfortable space for both relaxation and entertaining. The fitted kitchen is modern and functional, offering ample storage and worktop space. Both bedrooms are generously sized, while the second bedroom is ideal as a guest room, home office, or nursery. The property is complemented by a well-maintained bathroom and additional storage throughout. Being on the ground floor, it enjoys easy access and added convenience, along with access to rear garden. Further benefits include allocated parking, double glazing, and a peaceful residential setting. St Davids Close is ideally located within easy reach of local amenities, well-regarded schools, and excellent transport links, including nearby motorway connections (M40 and M25) and rail services (Iver Station and Uxbridge Tube), making it perfect for commuters and families alike.



Property Information

-  LEASE - 95 YEARS REMAINING
-  2 BEDROOM
-  PRIVATE GARDEN
-  CUL-DE-SAC LOCATION
-  CLOSE TO LOCAL AMENITIES
-  COUNCIL TAX - BAND C
-  GROUND FLOOR MAISONETTE
-  GOOD SCHOOL CATCHMENT
-  OVER LOOKING THE PARK
-  GREAT TRANSPORT LINKS AND EASY ACCESS TO MAJOR MOTORWAYS (M4 & M25)

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

Rear Garden

The property offers plenty of outdoor space with side, rear and front gardens.

Tenure

Lease Remaining - 95 years

Local Area

Iver Heath 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 of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Heath 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 centres 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.

School Catchment

The property enjoys proximity to a plethora of esteemed educational institutions, including Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, and numerous other reputable schools, ensuring families have access to excellent educational opportunities for their children.

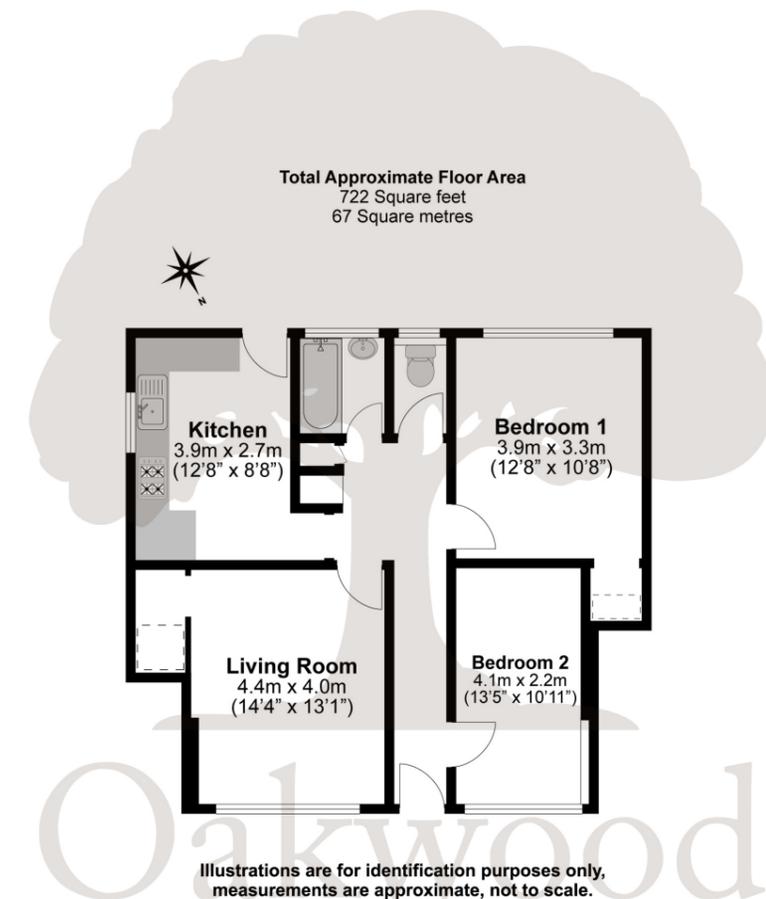
Travel Links

Conveniently located within close proximity, Uxbridge Underground Station and Iver Rail Station stand a mere 2 miles away, providing easy access to commuter routes. Similarly, Denham Rail Station lies just 2.95 miles away, further enhancing transport connectivity. Heathrow Airport, a major international hub, is conveniently situated 10 miles away, facilitating hassle-free travel. Additionally, the M40 motorway is accessible within 2 miles, while the M25 motorway is a mere 3 miles away, offering seamless connections to various destinations for both local and long-distance travel.

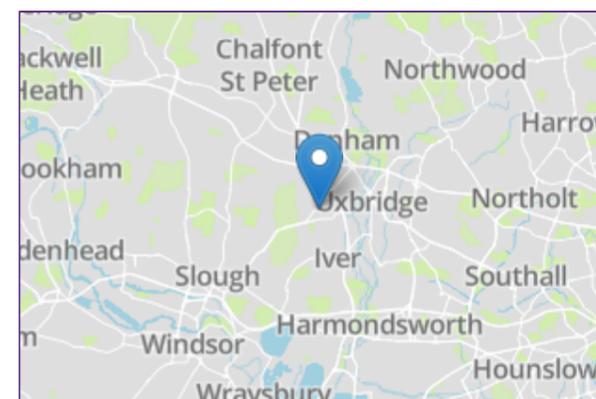
Council Tax

Band C

Floor Plan



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+)	A		
(81-91)	B		
(69-80)	C	70	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	