



Oakwood Estates is thrilled to present this three-bedroom, through-reception room, mid-terraced property to the market. The property is in excellent condition throughout, featuring spacious bedrooms, a fully enclosed rear garden, separate garage and a convenient flat walk to local schools and amenities.

Upon entering the property through the enclosed porch, you are welcomed into a spacious, open-plan living and dining room that immediately creates a sense of light and flow. The standout feature of this space is the open staircase that gracefully ascends to the first floor, adding a touch of architectural interest.

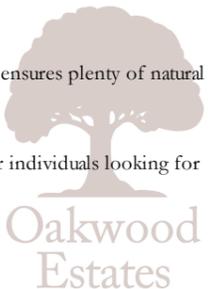
A large front-facing window fitted with quality Hillary's white blinds, allows natural light to pour in, beautifully complementing the warm tones of the wooden flooring that runs seamlessly throughout the entire ground floor. At the rear of the dining area, elegant French doors open onto the south-facing garden, making the most of the sunlight throughout the day and creating a wonderful connection between indoor and outdoor living — perfect for entertaining or simply enjoying a quiet moment outdoors.

Leading off the dining space, the kitchen offers a practical layout with both base and wall-mounted units providing ample storage. There is space for a freestanding cooker and washing machine, while a stainless steel sink and drainer sit beneath a window overlooking the rear garden, making it a pleasant space to prepare meals. The kitchen is finished with durable laminate flooring, adding to its functionality.

Upstairs, you'll find three well-proportioned bedrooms and a bathroom (currently fitted as a wet room). The primary double bedroom benefits from two windows, flooding the room with light, and includes a fitted cupboard and stylish wooden flooring, offering a bright and airy retreat. The second rear-facing bedroom is also capable of accommodating a double bed and includes two windows and a built-in cupboard, providing ample storage and versatility. The third bedroom, located at the front of the property, is ideally sized for a single bed or could serve as a home office or nursery, featuring a window to the front and the same attractive wooden flooring.

Completing the first floor is the wet room, fitted with a basin, toilet, and walk-in shower area, and enhanced by a rear-facing window that ensures plenty of natural ventilation and light.

Overall, this property combines generous living space, quality finishes, and excellent natural light, making it an ideal home for families or individuals looking for comfort, style, and functionality.



# Property Information

-  3 BED PROPERTY
-  SOUTH FACING GARDEN
-  COUNCIL TAX BAND - D £2401 PER ANNUM
-  CLOSE MOTORWAY NETWORKS
-  CUL DE SAC LOCATION
-  LEASE 936 YEARS REMAINING
-  GARAGE
-  GREAT LOCAL SCHOOLS
-  CLOSE TO AMENITIES
-  OPEN - PLAN LIVING ROOM / DINING AREA

					
x3	x1	x1	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

# Floor Plan



**Keensacre**  
 Approximate Floor Area = 82.29 Square meters / 885.76 Square feet  
 Garage Area = 12.5 Square meters / 134.55 Square feet  
 Total Area = 94.79 Square meters / 1020.31 Square feet

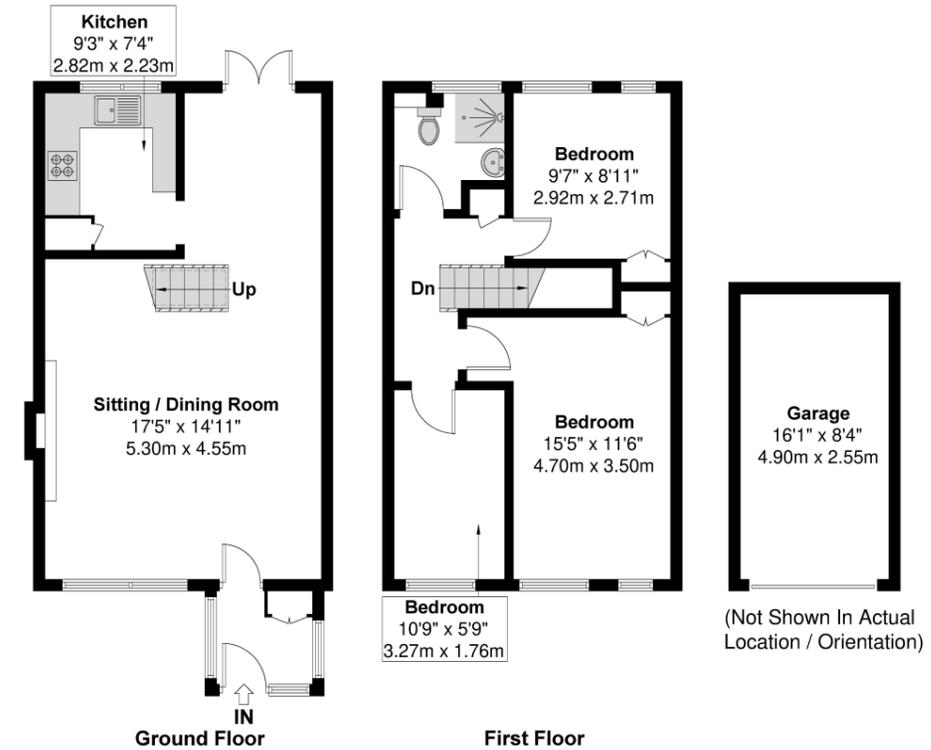


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

## Front Of Property

A pathway leads to the porch, bordered by a lawn and complemented by mature plantings.

## Rear Garden

The rear garden includes a patio adjacent to the property, a lawned area, and mature plantings. It is fully enclosed, making it ideal for children and pets.

## Council Tax

Band D £2401 Annum

## Tenure

Leasehold 936 years remaining

Ground rent £10

Drainage clearance subscription cost of £30 per year

## Plot/Land

0.04 acres

## Internet Speed

Ultra Fast

## Mobile Coverage

5g Voice and data

## Transport

Uxbridge Underground Station is 2 miles away, Iver Rail Station is also 2 miles away, and Denham Rail Station is 2.95 miles from the property. Heathrow Airport is 10 miles distant, while the M40 is just 2 miles away and the M25 is 3 miles away.

## Schools

Nearby educational institutions include Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, among many other Slough schools.

## 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.

## Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			