

Oakwood Estates is proud to present this chain-free, three-bedroom property, offering one shower room, two spacious reception rooms, a downstairs W.C., and a practical utility area. Complemented by a garage and driveway parking, the home provides both functionality and convenience, making it an ideal canvas for a discerning buyer to create their dream residence.

This property presents a rare opportunity for full renovation, allowing for a complete transformation to suit modern living. There is also excellent potential to extend to the side (subject to planning permission), offering scope to increase living space and add substantial value. Whether you are an investor seeking a promising project or a family looking to design a bespoke home tailored to your requirements, this property offers unparalleled possibilities.

Located in a highly desirable area, the home is just a short walk from a variety of local schools and shops, ensuring everyday convenience. It also boasts excellent connectivity, with major road networks including the M40, M25, and M4 within easy reach, and nearby train stations providing swift links to Central London and surrounding towns. With its combination of location, scope for improvement, and investment potential, this property represents a truly exceptional opportunity to acquire a home with limitless potential.

Property Information

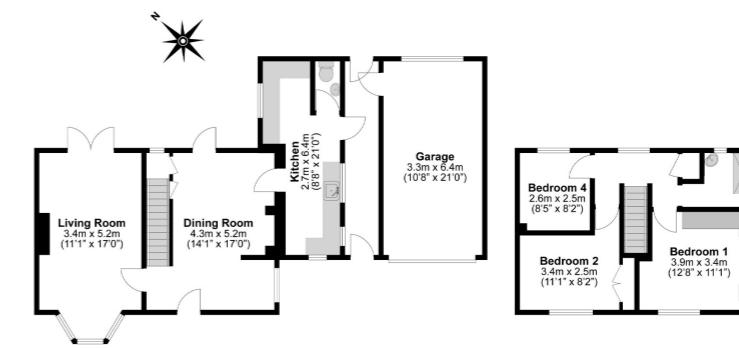
Floor Plan

- FREEHOLD HOUSE
- 3 BEDROOM SEMI DETACHED HOUSE
- GREAT POTENTIAL FOR RENOVATION AND EXTENSION (STP)
- CLOSE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS

- COUNCIL TAX BAND D (£2076.15)
- CHAIN FREE
- CLOSE LINKS TO A40
- CLOSE TO LOCAL SCHOOLS
- UTILITY ROOM & W.C



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



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

Tenure

Freehold

Mobile Coverage

5g Voice and Data

Internet Speed

Ultrafast

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.

Transport Links

Uxbridge Underground Station - 2 miles
Iver Rail Station - 2 miles
Denham Rail Station - 2.95 miles
Heathrow Airport - 10 miles
M40 - 2 miles
M25 - 3 miles

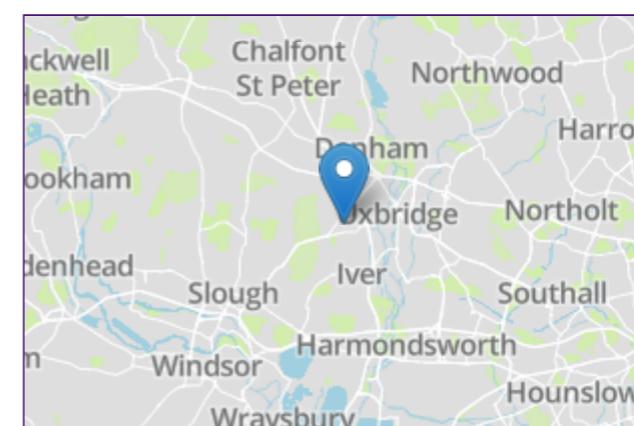
School Catchment

Iver Heath Infant School and Nursery
Iver Heath Junior School
The Chalfonts Community College
Burnham Grammar School
Beaconsfield High School
John Hampden Grammar School
Plus many more.

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	
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	64
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		