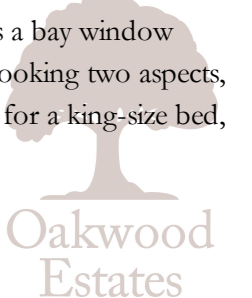











Oakwood Estates are delighted to present to the market for the first time in over 30 years this 3/4 bedroom / 2 receptions detached bungalow situated in the heart of Iver Heath. The property has huge potential to extend or redevelop (subject to planning permission) as it sits on a plot 0.21 Acres (862.00 Sq.M.) in size, with a current South West facing rear garden measuring approximately 150ft in length. The property is situated just 0.2 miles from Iver Heath Junior School and Iver Heath Infant School and Nursery, just over 2 miles to Iver Station (Crossrail), and 0.35 miles to the Local Co-op. The property also has driveway parking for 3/4 cars and a garage.

The property comprises an enclosed porch with windows overlooking the front aspect, and an inner front door leading to the hallway. The hallway with doors through to the 3 bedrooms, 3 receptions, kitchen, utility, and family bathroom. The dining room/bedroom four has a window overlooking the side aspect, and space for a large dining room table and chairs or a king-size bed. The study has a window overlooking the side aspect, and space for a large study table. The family bathroom has a frosted window overlooking the side aspect, a low-level WC, a hand wash basin, and a walk-in bath and shower. The utility room has a window overlooking the side aspect, a low-level WC, a handwash basin, and space for utility goods. The living room has a window overlooking the side aspect, sliding doors leading out to the rear garden, a feature fireplace, and space for a living room suite. The kitchen with an assortment of eye-level and base kitchen units, stainless steel sink and mixer tap, a cooker, a window overlooking the rear garden, door leading to the side aspect. Bedroom 1 has a bay window overlooking the front aspect, space for a king-size bed, and fitted storage. Bedroom 2 has windows overlooking two aspects, space for a king-size bed, and fitted storage. Bedroom 3 has a window overlooking the side aspect, space for a king-size bed, and fitted storage.



Property Information

-  FREEHOLD
-  POTENTIAL TO EXTEND (STPP)
-  3/4 BEDROOMS
-  GARAGE & DRIVEWAY PARKING
-  CLOSE TO THE LOCAL AMENITIES
-  COUNCIL TAX BAND - E (£2,527 P/YR)
-  150FT (APPROX.) GARDEN
-  2/3 RECEPTIONS
-  CLOSE TO LOCAL SCHOOLS
-  IDEAL FAMILY LOCATION

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

Front Of House

Driveway parking for 3/4 cars, garage, and mature planting.

Rear Garden

The rear garden is mainly laid to lawn, a large patio area, and side access to the front of the property. The garden is approximately 150 ft in length and faces South West.

Tenure

Freehold

Council Tax Band

E (£2,527 p/yr)

Plot/Land Area

0.21 Acres (862.00 Sq.M.)

Location

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 to 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

Uxbridge Underground Station - 1.8 mi
 Iver Rail Station - 1.98 mi
 Denham Rail Station - 3.02 mi
 Heathrow Airport - 10.2 mi
 M40 - 2.7 mi
 M25 - 3.5 mi

Schools

Iver Heath Infant School and Nursery - 0.5 mi
 Iver Heath Junior School - 0.5 mi
 The Chalfonts Community College - 5.51 mi
 Burnham Grammar School - 5.9 mi
 Beaconsfield High School - 7.01 mi
 John Hampden Grammar School - 11.97 mi

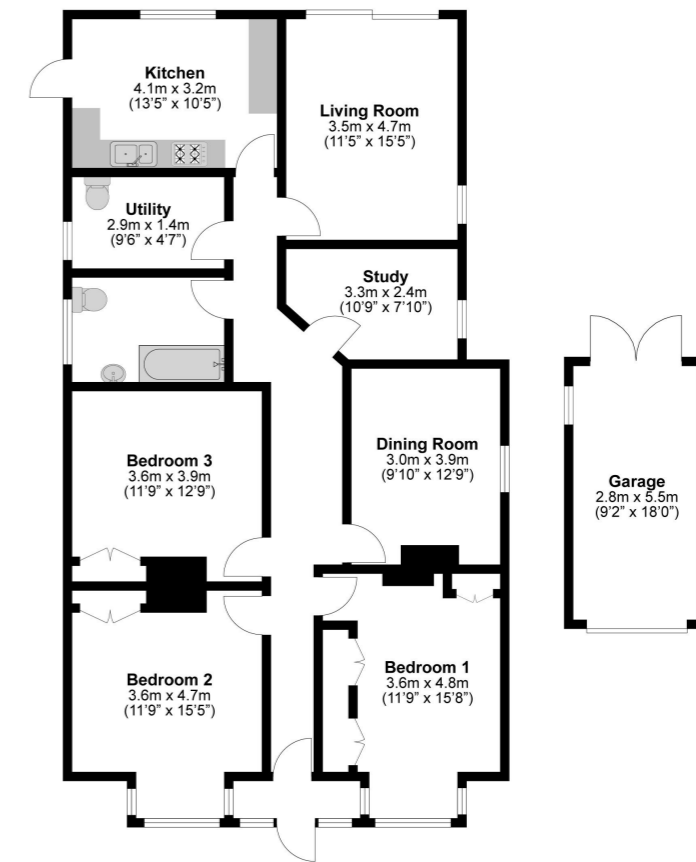
Council Tax

Band E

Floor Plan



Total Approximate Floor Area
 1732 Square feet
 161 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.

