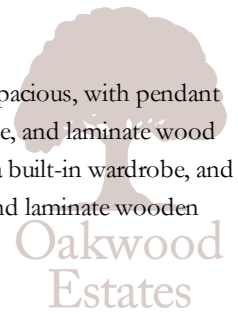




Oakwood Estates is thrilled to present this charming three-bedroom, two-reception, mid-terraced property to the market. This delightful home is in excellent condition throughout, offering spacious and well-proportioned bedrooms that provide ample living space for families or professionals. The property boasts a fully enclosed rear garden, perfect for outdoor activities, gardening, or simply enjoying a sunny day in privacy. The interior features a bright and airy ambience, with two generous reception rooms ideal for entertaining guests or relaxing with family. Located within a short, flat walk to local schools and amenities, this home is perfectly situated for convenience and ease of access to everyday necessities. Nearby, you will find a range of shops, cafes, and recreational facilities, making it an ideal choice for those seeking a blend of comfort and practicality in their next home. Don't miss the opportunity to view this exceptional property. Contact Oakwood Estates today to arrange a viewing and discover the potential of this wonderful home.

Upon entering the property you are greeted by the entrance hallway, which features stairs rising to the first floor and doors leading to both the living room and kitchen. The hallway is adorned with laminate wooden flooring, creating a warm and inviting atmosphere. The living room boasts a bay window that overlooks the front aspect, filling the space with natural light. It includes pendant lighting, French doors that open into the dining room, ample space for a three-piece suite, and the same stylish wooden laminate flooring. In the dining room, you'll find pendant lighting, sliding doors that lead to the rear garden, and enough space for a table and chairs. The room also features an opening that connects seamlessly to the kitchen, continuing the wooden laminate flooring throughout. The kitchen is well-appointed with a window that provides a view of the rear garden. It includes a variety of wall-mounted and base-level shaker kitchen units, a sink and drainer with a mixer tap, an oven with an electric hob and extractor fan above, plenty of worktop space, and laminate flooring.

On the first floor, the landing area provides access to three bedrooms, a bathroom, and a loft hatch. Bedroom One is spacious, with pendant lighting, a large window overlooking the front aspect, room for a king-sized bed and bedside tables, a built-in wardrobe, and laminate wood flooring. Bedroom Two features a window with views of the rear garden, pendant lighting, space for a queen-sized bed, a built-in wardrobe, and laminate wooden flooring. Bedroom Three includes a window overlooking the front aspect, space for a single bed, and laminate wooden flooring.





## Property Information

-  FREEHOLD PROPERTY
-  THREE BEDROOMS
-  ENCLOSE REAR GARDEN
-  CLOSE TO LOCAL AMENITIES
-  GREAT SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND D (£2,286 P/YR)
-  TWO RECEPTIONS
-  GREAT LOCAL SCHOOLS
-  CLOSE TO LOCAL MOTORWAY LINKS
-  CUL DE SAC LOCATION

					
x3	x2	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Front Of House

A pathway leads to the front door, 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.

### Tenure

Freehold

### Council Tax Band

Band D (£2,286 p/yr)

### Plot/Land Area

0.04 Acres (162.00 Sq.M.)

### Mobile Coverage

5G Voice and data

### Internet Speed

Ultrafast

### 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.

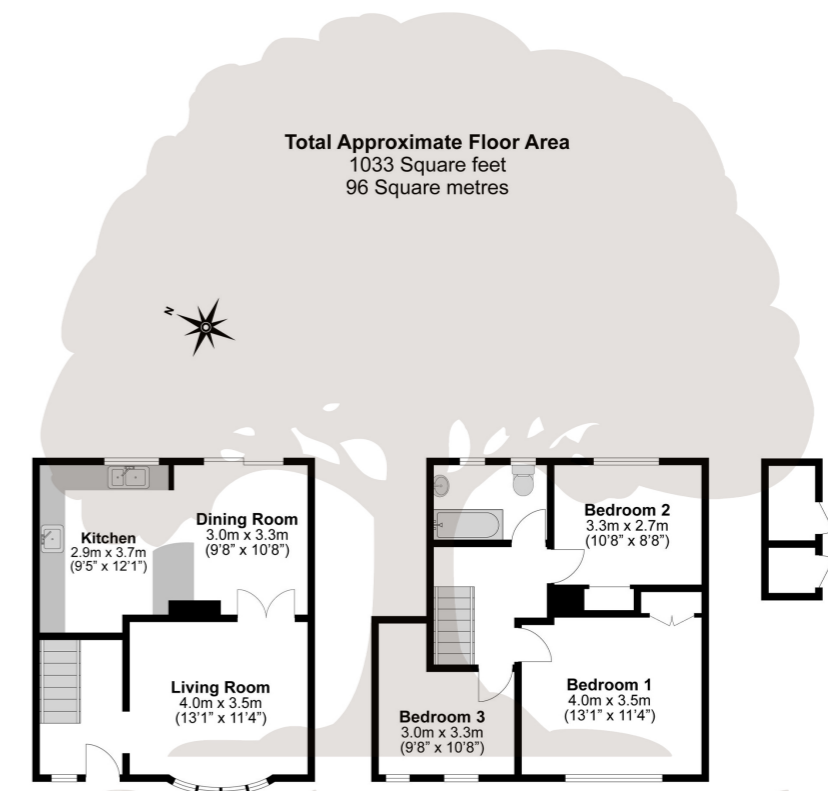
### Schools

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 others.

### Local Area

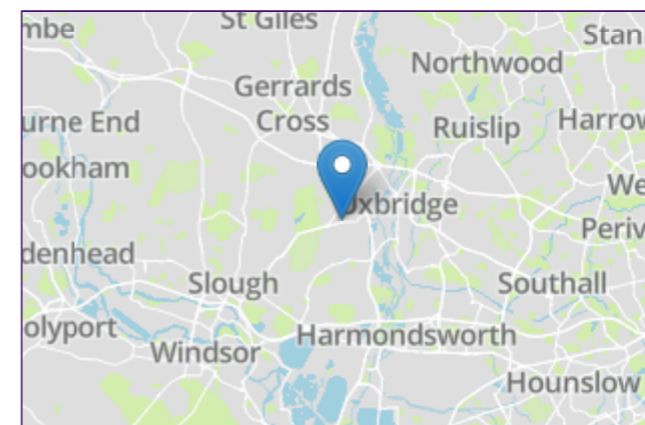
Iver Heath is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington, 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.

## Floor Plan



**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>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(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			