



Oakwood Estates are delighted to present this spacious and well-balanced three-bedroom semi-detached bungalow, peacefully positioned within a quiet cul-de-sac in the desirable area of Iver Heath. Offering approximately 761 sq. ft. of accommodation, this attractive property provides excellent potential to modernise and extend (STPP), making it an ideal choice for a variety of buyers.

The interior features a bright and generously sized living room, a fitted kitchen with an adjacent utility area, three double bedrooms, and a family bathroom. A conservatory leading off the living room floods the space with natural light and provides direct access to the rear garden, creating a lovely connection between indoor and outdoor living. The layout is thoughtfully designed, making this home perfectly suited for downsizers seeking single-level living, growing families, or London commuters looking for a peaceful yet well-connected retreat.

Outside: The front of the property offers off-street parking for several vehicles via a private driveway, with additional space to the side presenting a superb opportunity for extension (STPP). To the rear, a beautifully maintained and secluded garden provides a tranquil outdoor haven ideal for relaxation or entertaining. Additionally, the property benefits from a garage located in a separate nearby block, offering further convenience and storage options.

With its combination of comfortable living space, excellent potential, and prime location, this property presents a fantastic opportunity to create a home tailored to your own needs within a sought-after Iver Heath setting.

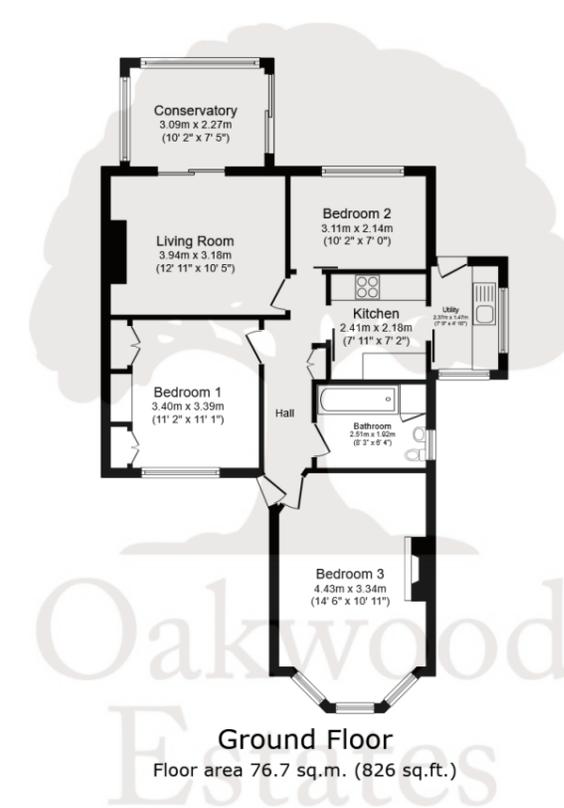


## Property Information

-  FREEHOLD PROPERTY
-  NO ONWARD CHAIN
-  TWO BEDROOMS
-  GARAGE
-  CLOSE TO LOCAL SHOP
-  COUNCIL TAX BAND - E (£2,935 P/YR)
-  END OF CUL-DE-SAC
-  TWO RECEPTION
-  DRIVEWAY PARKING
-  CLOSE TO LOCAL MOTORWAYS (M40/M25/M4)

					
x2	x2	x1	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



Total floor area: 76.7 sq.m. (826 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



### Tenure

Freehold

### Council Tax Band

E (£2,935 p/yr)

### Mobile Coverage

5G Voice and Data

### Internet Speed

Ultrafast

### Area

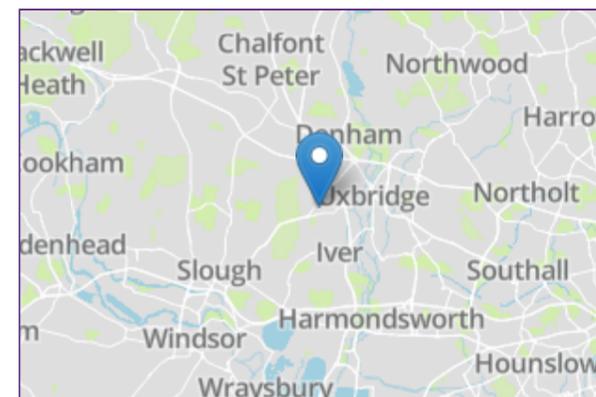
Iver Heath is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington,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

### Schools

In close proximity to each other, Iver Heath Infant School and Nursery and Iver Heath Junior School are mere fractions of a mile apart, with the former at 0.2 miles and the latter slightly farther at 0.3 miles. Moving a bit farther out, The Chalfonts Community College is situated approximately 5.51 miles away, followed by Burnham Grammar School at 5.9 miles. Slightly more distant is Beaconsfield High School, located around 7.01 miles away, and then John Hampden Grammar School at approximately 11.97 miles. This area also boasts numerous additional educational institutions, providing a diverse range of options for students and families.

### Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	