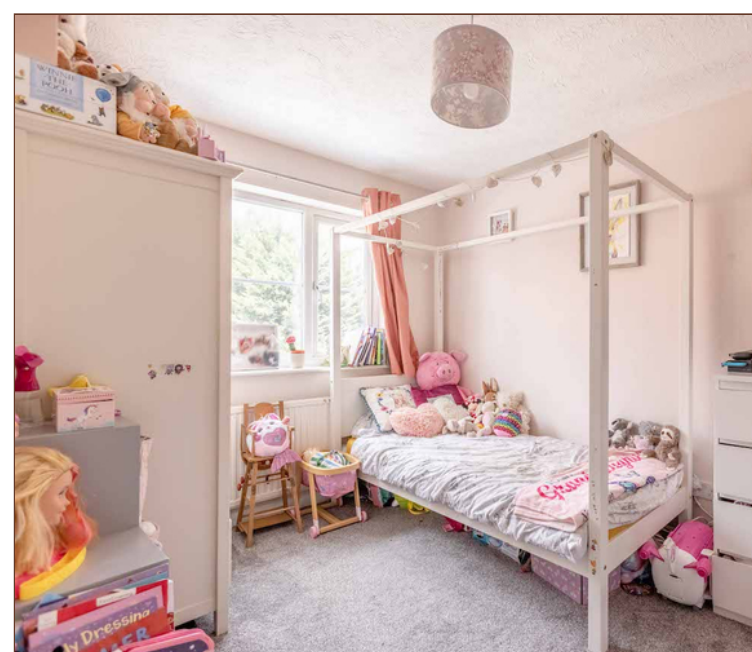
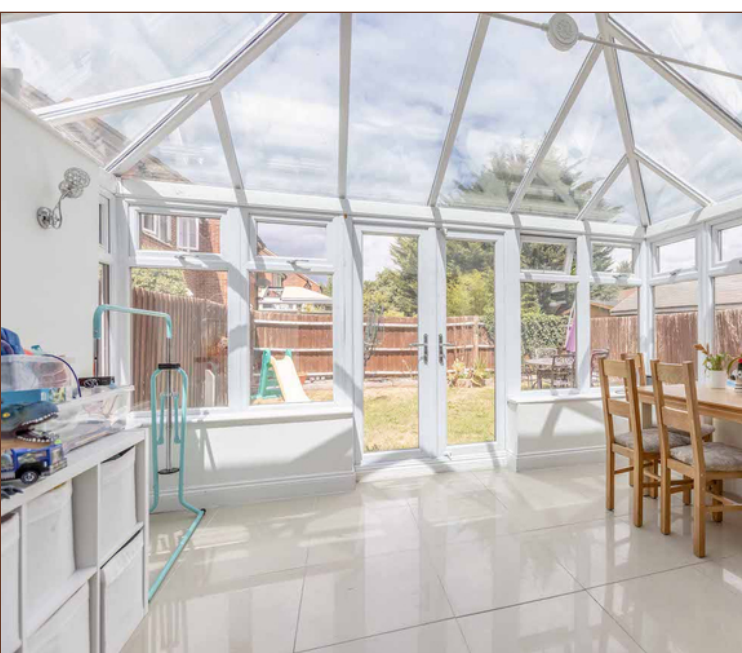




Oakwood Estates are delighted to bring to the market this beautifully presented and modernised three-bedroom semi-detached family home, ideally located in a quiet residential cul-de-sac in the highly desirable area of Iver Heath. This attractive property is offered in excellent decorative order throughout and provides well-balanced accommodation ideally suited for growing families or professional buyers alike.

The ground floor features a stylish and spacious 15ft kitchen/breakfast room, thoughtfully designed with high-quality granite worktops, integrated appliances, and ample cabinetry—perfect for both everyday living and entertaining. To the rear, the bright and airy 15ft living room opens directly into a 13ft glass conservatory, creating a superb open-plan space filled with natural light. The conservatory offers direct access to the well-maintained, low-maintenance rear garden—an ideal area for al fresco dining or children's play. A convenient downstairs cloakroom and welcoming entrance hallway complete the ground floor layout.

Upstairs, the property comprises three generously sized bedrooms, each offering good proportions and comfortable accommodation. The fully tiled family bathroom features a modern three-piece suite, designed with both practicality and style in mind.

Externally, the private rear garden is mainly laid to lawn, providing a safe and secluded outdoor retreat. To the front of the property, there is off-street driveway parking for two vehicles. Additional benefits of this property include its peaceful, family-friendly cul-de-sac setting and convenient location within walking distance of local schools such as Iver Heath Junior School and Iver Village Infant School.

The home is also close to local shops, parks, and everyday amenities. For commuters, the property offers excellent transport connections, with easy access to the M25, M40, M4, and Heathrow Airport, as well as nearby Iver Station (Elizabeth Line), which provides direct services into Central London.

Early viewings are highly recommended to fully appreciate all that this fantastic home has to offer.



Property Information

-  **FREEHOLD PROPERTY**
-  **THREE BEDROOMS**
-  **ENCLOSED GARDEN**
-  **CLOSE TO LOCAL SCHOOLS**
-  **GREAT SCHOOL CATCHMENT AREA**
-  **COUNCIL TAX BAND E (£2,935 P/YR)**
-  **CONSERVATORY**
-  **DRIVE FOR TWO CARS**
-  **GREAT TRANSPORT LINKS**
-  **CLOSE TO BLACK PARK**



x3

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x2

Parking Spaces



Y

Garden



N

Garage

Tenure

Freehold Property

Council Tax

Band E (£2,935 p/yr)

Plot/Land Area

0.05 Acres (205.00 Sq.M.)

Mobile Coverage

5G Voice and Data

Schools

The area boasts a rich educational landscape, including prominent institutions such as Iver Heath Junior School, Iver Heath Infant School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, Langley Grammar School, and numerous others, ensuring a diverse range of educational opportunities for students of all ages and interests.

Transport

Convenient transportation options abound in the vicinity, with Iver Station providing easy access to Crossrail services. Uxbridge Underground Station offers seamless connections to the London Underground network. Meanwhile, West Drayton Station provides additional railway links. For those preferring alternative routes, Denham Station is also a short drive away, ensuring a range of commuting choices to suit various needs and preferences.

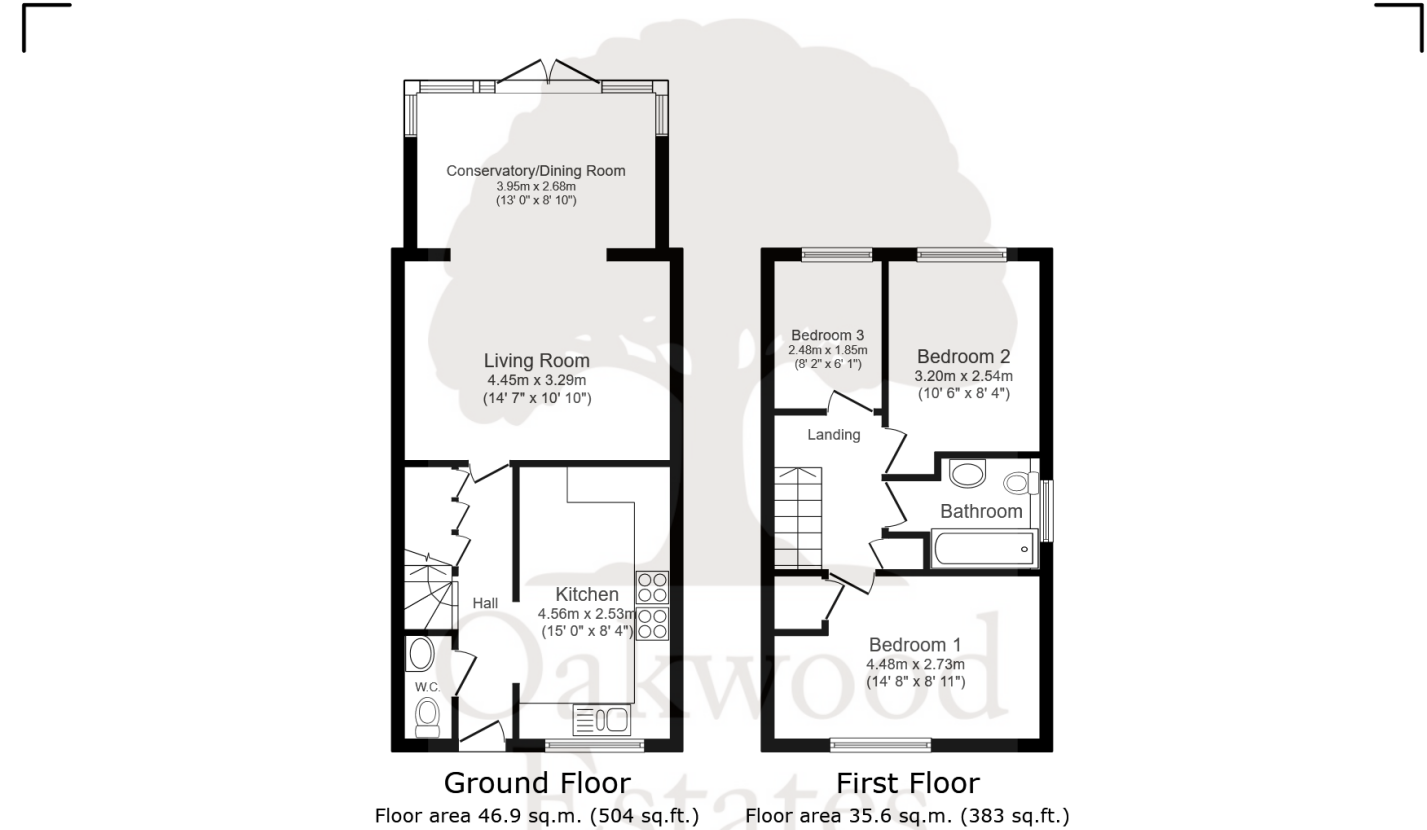
Area

Iver Heath is a village located in the South Bucks district of Buckinghamshire, England. It is situated approximately 2 miles east of the town of Slough and 17 miles west of central London. The village is bordered by several other towns and villages, including Iver, Langley, and Gerrards Cross. The area is well known for its beautiful natural surroundings and picturesque landscapes, with many local parks and green spaces. One of the most famous attractions in the area is Pinewood Studios, which has been used as a filming location for many blockbuster movies, including the James Bond series and the Harry Potter films. Iver Heath is served by several primary schools, including Iver Heath Infant School and Iver Heath Junior School, as well as several secondary schools in the nearby towns. The village is also well-connected to other parts of the region, with easy access to major motorways and public transport links, including the M25 motorway and several local bus routes.

Council Tax

Band E

Floor Plan



Total floor area: 82.5 sq.m. (888 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.

