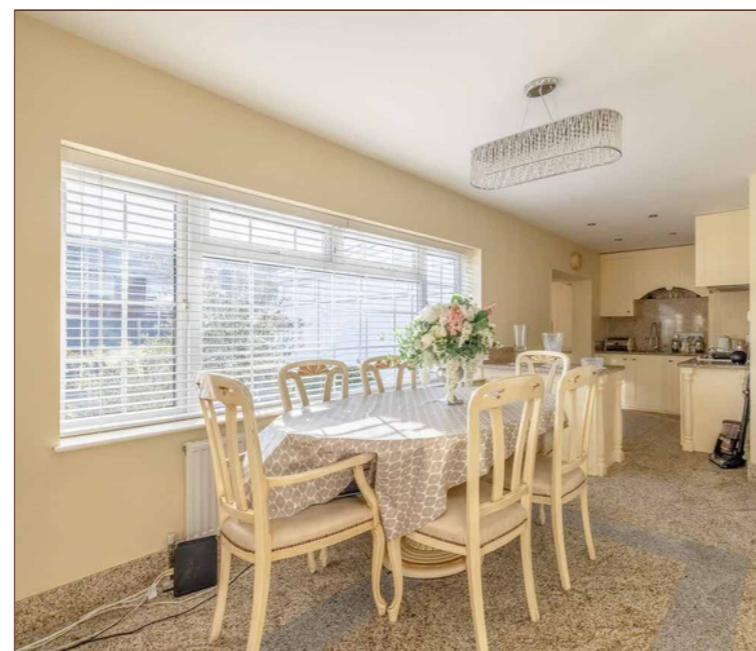
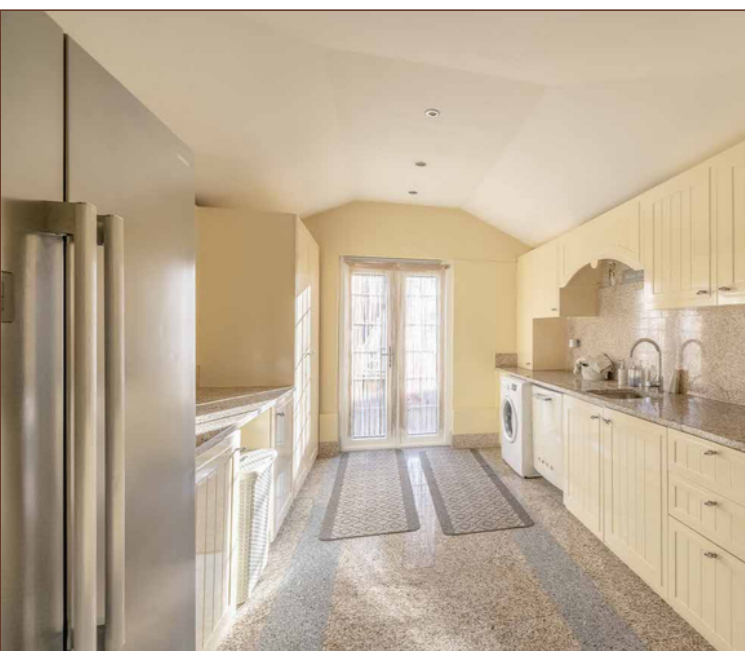


Oakwood Estates are delighted to offer this two-bedroom detached bungalow situated in the much sought-after location of Iver Heath. to the market. The property was built in 1957 and has the benefit of planning permission to extend to the rear and upwards to create a substantial 3/4 bedroom 2 bathroom property (PL/22/0029/FA). The existing property includes an open-plan living/dining room, kitchen, utility, shower room, and a gardeners shower room. The property offers the opportunity to add further space and add value, perfect for the growing family or property developer. Situated in an excellent location, providing great access to local schools, amenities, and travel links.



The property comprises of Entrance Hallway with tiled flooring extending through the property, and doors leading into the living/dining area, bedroom two, and shower room. Bedroom Two features an ensuite WC with a hand wash basin, and low-level WC, plenty of space for a double bed, fitted storage, and a large bay window overlooking the front aspect. The shower room is fully tiled and features a low-level WC, hand wash basin with vanity unit below, shower cubical, heated towel rail, and a window overlooking the front aspect. The open-plan living/dining room leads onto the kitchen and features a large window and patio doors overlooking the rear garden, plenty of space for large living and dining room furniture. Bedroom One features a large bay window overlooking the front aspect, space for a king-size bed, fitted storage, and tiled flooring. The kitchen is an impressive size and features granite worktops, an abundance of eye level and base Shaker kitchen units, stainless steel sink and mixer tap, an integrated oven and a hob with an extractor fan above, the rear portion of the kitchen features an additional stainless steel sink and mixer tap, American style fridge/freezer, space for a washing machine, and patio doors leading to the rear garden.



Property Information

-  FREEHOLD PROPERTY
-  EPC - D
-  TWO BEDROOMS
-  OPEN LIVING/DINING ROOM
-  GATED DRIVEWAY PARKING FOR 4/5 CARS
-  COUNCIL BAND - E £2,527
-  PLANNING PERMISSION GRANTED
-  TWO SHOWER ROOMS
-  KITCHEN & UTILITY ROOM
-  GREAT TRANSPORT LINKS

					
x2	x1	x2	x5	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

The driveway features secure electric gates with an entry phone system and provides parking for 5 plus cars.

Rear Garden

The rear garden is laid to a patio and enjoys a high degree of privacy.

Tenure

Freehold

Council Tax Band

E (£2,527 p/yr)

Plot/Land Area

0.13 Acres (506.00 Sq.M.)

Broadband Connectivity

Ultrafast

Mobile Connectivity

4G Voice and data

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.

School Catchment

Iver Heath Infant School and Nursery - 0.18 miles
 Iver Heath Junior School - 0.31 miles
 The Chalfonts Community College - 5.51 miles
 Burnham Grammar School - 5.9 miles
 Beaconsfield High School - 7.01 miles
 John Hampden Grammar School - 11.97 miles

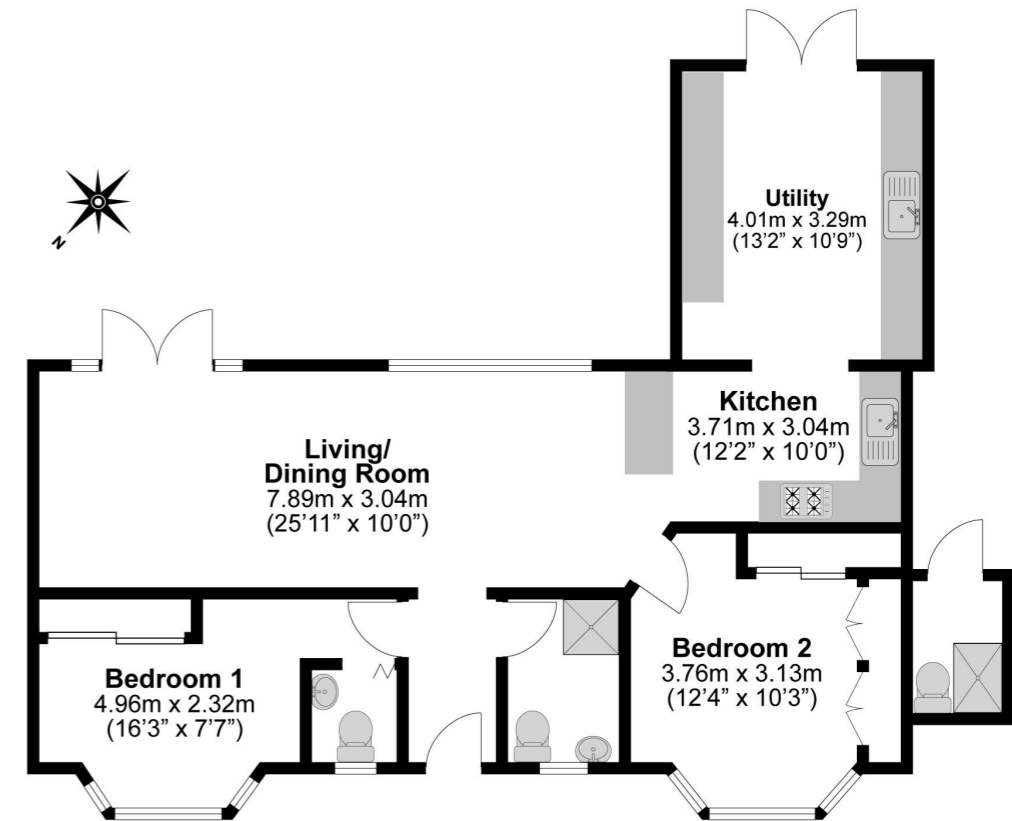
Transport Links

Uxbridge Underground Station - 2.05 mi
 Iver Rail Station - 2.26 mi
 Denham Rail Station - 2.95 mi
 Heathrow Airport - 10.2 mi
 M40 - 2 mi
 M25 - 3 mi

Floor Plan

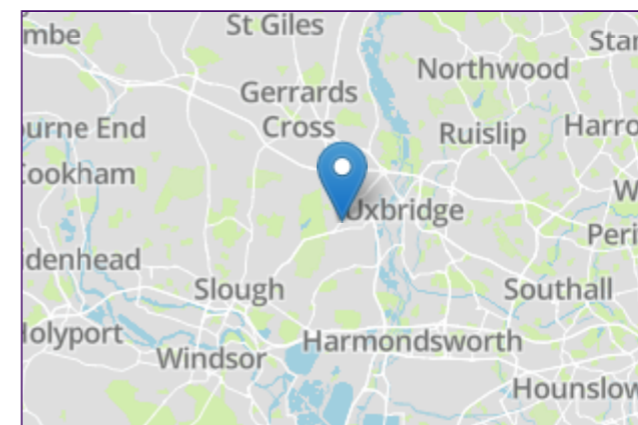


Total Approximate Floor Area
 865 Square feet
 80 Square metres



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.



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