

Oakwood Estates are delighted to present a rare opportunity to acquire a charming three-bedroom family home, set on a generous corner plot at the end of a quiet and highly sought-after cul-de-sac in Iver Heath. Offering both privacy and a sense of community, this home is perfectly positioned for families seeking a peaceful setting while remaining within easy reach of local amenities, schools, and transport links.

In 2020, planning permission was granted for a double-storey side extension, presenting an exciting opportunity to significantly enhance the living space. The proposed extension would create two additional reception rooms, ideal for formal entertaining or relaxed family living, along with a utility room to meet the practical needs of a modern household. On the upper level, it would provide an additional spacious bedroom with an en-suite, offering flexibility for a growing family or accommodating guests.

The existing accommodation is thoughtfully arranged, providing a comfortable and welcoming home, and with no upper chain, the property is ready for a smooth and straightforward purchase. This is a fantastic chance for purchasers to personalise and expand a home in a desirable location, combining immediate comfort with long-term potential.

The existing accommodation extends to approximately 1,112 sq ft, with the true heart of the home being the spectacular 19' x 15'7 kitchen/dining/breakfast room. Flooded with natural light from a ceiling lantern and bi-fold doors that open seamlessly onto the garden, this versatile space combines style and practicality. The contemporary kitchen units, breakfast bar, and ample room for both a dining table and a seating area make it perfect for entertaining, family meals, or simply relaxing in comfort.

The ground floor also features a generous 15'7 x 15'5 living room, ideal for cosy evenings, and a convenient cloakroom for everyday use.

Upstairs, the master bedroom is a serene retreat, complete with built-in wardrobes. A rear-facing second bedroom and a bright front-facing third bedroom provide flexibility for family life, while a modern family bathroom ensures comfort for all.

Outside, the property enjoys a private and well-maintained garden, mainly laid to lawn with patio areas, a garden shed, and a charming pond—perfect for outdoor dining, relaxing, or play. Parking is available at the front, with additional side and rear garden access leading to two handy storage rooms, offering practical space for gardening tools, hobbies, or extra storage.

This home perfectly balances style, functionality, and family-friendly living, offering a versatile space that can adapt to every lifestyle while enjoying the peace and privacy of a corner plot at the end of a quiet cul-de-sac.

Property Information

- FREEHOLD PROPERTY
- PLOT/LAND AREA 0.5 ACRES
- TWO RECEPTIONS
- CUL DE SAC LOCATION
- GOOD ACCESS TO HEATHROW AND MOTORWAYS

- COUNCIL TAX BAND - E (£2,935 P/YR)
- THREE BEDROOMS
- POTENTIAL TO EXTEND (S.T.P.P)
- GREAT SCHOOL CATCHMENT AREA
- NO UPPER CHAIN

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

Tenure

Freehold

Council Tax Band

E (£2,935 p/yr)

Plot/Land Area

0.05 Acres (212.00 Sq.M.)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

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 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 a Gym.

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.

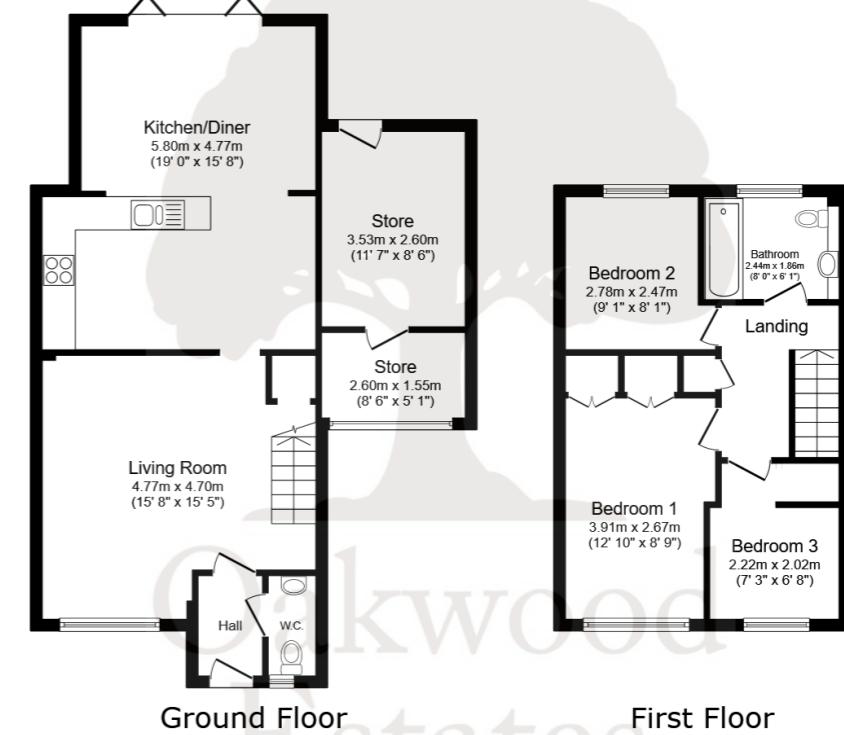
Transport

Uxbridge Underground Station and Iver Rail Station are both within easy reach of the property, with Denham Rail Station also close by. Heathrow Airport is conveniently accessible, and the M40 and M25 motorways are both nearby, providing excellent transport links.

Council Tax

Band E

Floor Plan



Floor area 67.0 sq.m. (721 sq.ft.)

First Floor

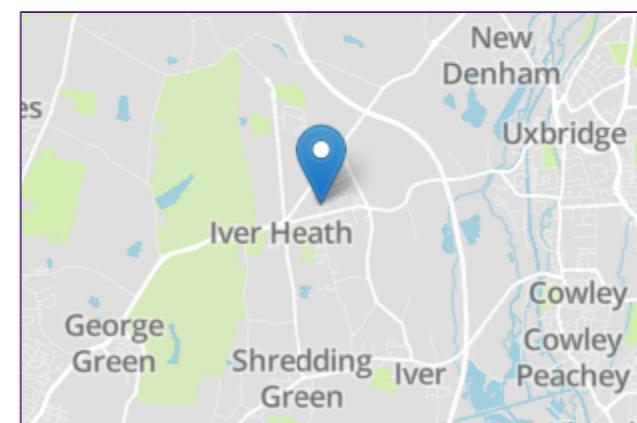
Floor area 37.7 sq.m. (406 sq.ft.)

Total floor area: 104.7 sq.m. (1,127 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 Govview.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	88
(81-91)	B	72
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		