











Oakwood Estates is excited to bring this beautifully updated first-floor, two-bedroom maisonette to market, perfect for those seeking a comfortable and modern living space. The property boasts a generously sized reception room, ideal for relaxation or entertaining guests, along with a private rear garden offering a serene outdoor retreat. Additionally, the maisonette is presented with no onward chain, providing a smooth and hassle-free purchasing process. This is a fantastic opportunity for first-time buyers, investors, or those looking to downsize.

Upon entering the property, you're greeted by an entrance stairway with a window overlooking the side aspect, leading up to the first floor. At the top of the stairs is an upper hallway, with doors leading to the reception room, two bedrooms, the bathroom, and the kitchen. On the left is bedroom two, which offers a window facing the front aspect, downlighting, a built-in cupboard over the stairs, space for a double bed, and wooden flooring. Adjacent to this is the reception room, featuring downlighting, a bay window overlooking the front aspect, space for an L-shaped sofa, and wooden flooring. The main bedroom includes downlighting, a window overlooking the rear aspect, a built-in wardrobe, space for a king-sized bed, and carpeted flooring. The kitchen is equipped with downlighting, windows facing the rear and side aspects, a combination of wall-mounted and base units, a sink with a mixer tap, an electric oven and hob with an extractor fan, and space for utility machines. Finally, the tiled bathroom features downlighting, a frosted window, a hand wash basin with a mixer tap, a bath with a shower attachment, a low-level WC, and a heated towel rail.

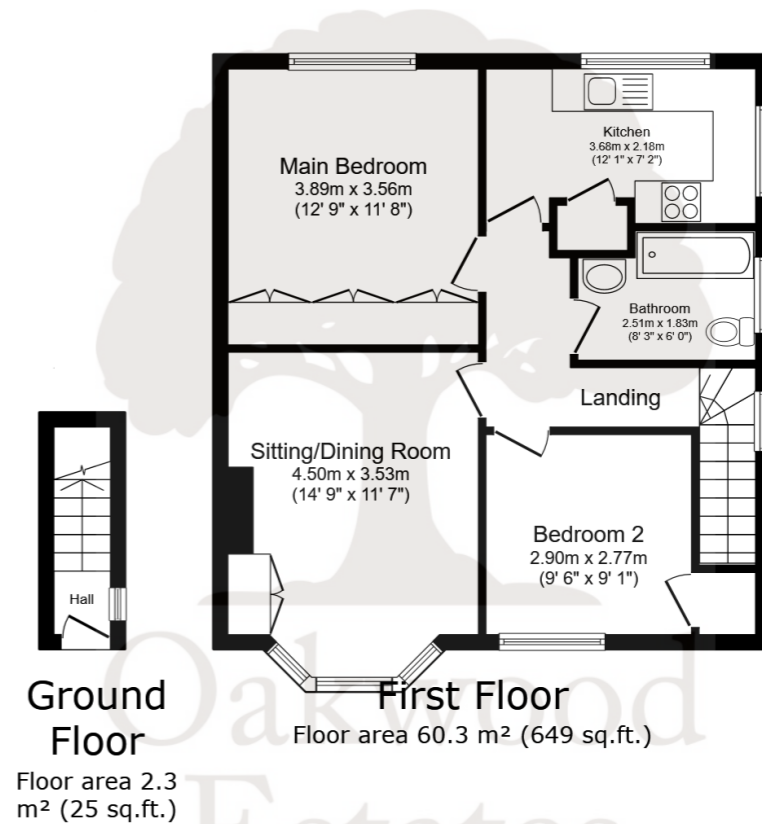


Property Information

-  LEASHOLD PROPERTY
-  NO ONWARD CHAIN
-  UPDATED
-  TWO BEDROOMS
-  GOOD LOCAL TRANSPORT LINKS
-  COUNCIL TAX BAND C - 2081.47
-  GARDEN
-  RECEPTION ROOM
-  BATHROOM
-  GREAT FIRST TIME BUYERS PROPERTY

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

Floor Plan



TOTAL: 62.7 m² (675 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.



Garden

The rear garden is fully enclosed, offering a private and secure outdoor space. It features two practical garden sheds, perfect for additional storage or outdoor tools. A spacious patio area provides an ideal spot for outdoor dining, relaxation, or entertaining guests. Surrounding the garden is a shingle path, adding a charming and low-maintenance touch while offering easy access to different parts of the garden. The overall layout creates a versatile and inviting outdoor retreat.

Tenure

Leasehold
Term : 125 years from 25 December 1986
Ground rent: £250 per year (2 payments of £125)
Service charge: £758.18 per year

Council Tax Band

Band C - £2081.47

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Schools

The area boasts several notable educational institutions, including Iver Village Junior School, Iver Village Infant School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, and Langley Grammar School, among many others.

Transport

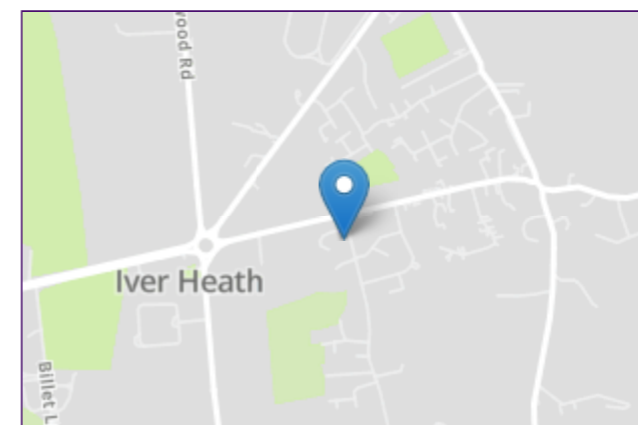
The property is conveniently located near several transportation hubs, including Iver Station, Uxbridge Underground Station, West Drayton Station, and Denham Station are close by.

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 C



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		77
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>			
<small>EU Directive 2002/91/EC</small>			