



Oakwood Estate is thrilled to introduce this charming two-bedroom split-level maisonette to the market. Conveniently located just a brief stroll away from local shops, amenities, parks, and a sports centre, this property is ideal for those seeking both comfort and convenience. It features include a cosy sitting room, a spacious kitchen/dining area, two bedrooms, a family bathroom, and a private garden exclusively for its residents to enjoy.

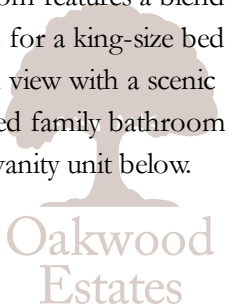
Upon entering the property, we are greeted by the entrance hallway with stairs leading up to the first floor.

From the landing on the first floor, doors open into both the inviting sitting room and the spacious Kitchen/Dining Room.

The sitting room boasts a large front-facing window, illuminating spotlighting, ample space for seating arrangements, stairs ascending to the second floor, and plush carpeting underfoot. Overlooking the garden, the kitchen/dining area is equipped with spotlighting, a combination of wall-mounted and base-shaker kitchen units, a tiled splashback, a stainless steel sink with a mixer tap, an integrated oven and hob with an extractor fan above, a convenient breakfast bar, room for a dining table, space for a fridge freezer, and a rear access door.



Ascending to the second floor, we find the two bedrooms and the family bathroom. The primary bedroom features a blend of pendant and wall-mounted lighting, a generous front-facing window, a built-in wardrobe, ample room for a king-size bed and bedside furniture, and soft carpet flooring. Bedroom Two offers pendant lighting, a pleasant garden view with a scenic field beyond, a built-in wardrobe, sufficient space for a double bed, and cozy carpet flooring. The fully tiled family bathroom includes a bath with a shower attachment, a low-level WC, a hand wash basin with a mixer tap, and a vanity unit below.





## Property Information

-  LEASEHOLD PROPERTY
-  NO SERVICE CHARGE OR GROUND RENT, LONG LEASE
-  GOOD SIZE SITTING ROOM
-  CLOSE TO LOCAL AMENITIES AND SHOPS
-  CLOSE TO LOCAL PARKS
-  COUNCIL TAX BAND C (£2,032 P/YR)
-  TWO DOUBLE BEDROOMS
-  PRIVATE GARDEN
-  EXCELLENT TRAVEL LINKS
-  GOOD SCHOOL CATCHMENT AREA

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

### Garden

The garden enjoys full enclosure and benefits from a sunny aspect, making it perfect for pets and children to roam freely. Featuring mature planting, a lush lawned area, and a convenient garden shed, it offers both practicality and tranquility.

### Tenure

Leasehold - Our vendor has informed us that 188 years are remaining on the lease. Expires 28 September 2212. With no fees associated with this.

### Council Tax Band

Band C (£2,032 p/yr)

### 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 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

### School Catchment

The property enjoys proximity to a plethora of esteemed educational institutions, including Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, and numerous other reputable schools, ensuring families have access to excellent educational opportunities for their children.

### Travel Links

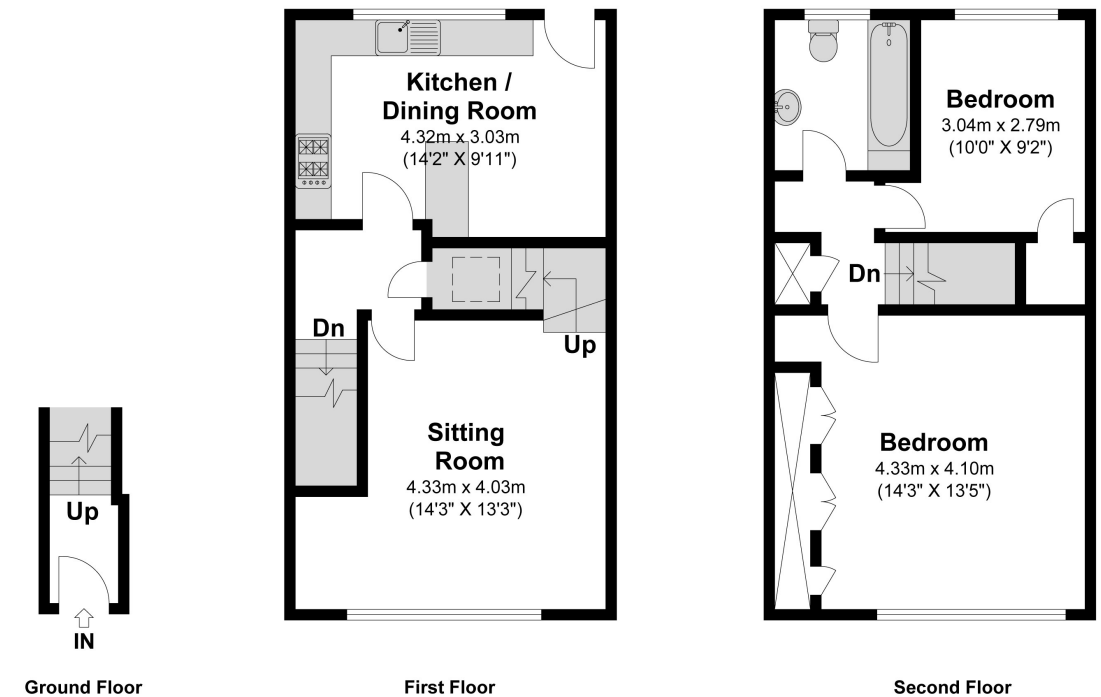
Conveniently located within close proximity, Uxbridge Underground Station and Iver Rail Station stand a mere 2 miles away, providing easy access to commuter routes. Similarly, Denham Rail Station lies just 2.95 miles away, further enhancing transport connectivity. Heathrow Airport, a major international hub, is conveniently situated 10 miles away, facilitating hassle-free travel. Additionally, the M40 motorway is accessible within 2 miles, while the M25 motorway is a mere 3 miles away, offering seamless connections to various destinations for both local and long-distance travel.

## Floor Plan



### Saint David's Close

Approximate Floor Area  
792.97 Square feet 73.67 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.

