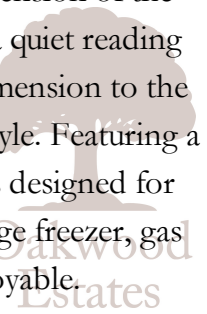




Oakwood Estates is pleased to introduce this recently renovated three-bedroom terraced house located in the Heart of Iver Heath, just a short stroll away from local amenities and schools. This property offers the potential for extension (subject to planning), boasting a spacious 22-foot sitting/dining room, a 13-foot conservatory, a three-piece bathroom, a low-maintenance garden, a 16-foot garage, and off-street parking for two cars.













Upon entering the property, you're welcomed by a bright Entrance Hall, setting the tone for the rest of the home. This space not only serves as a passage but also as an inviting introduction to the residence. Moving through, you'll find yourself in the Living Room & Dining Room, a versatile area filled with natural light. A striking bay window at the front frames the exterior view while allowing daylight to flood in, creating a warm and welcoming atmosphere. The double aspect light from both the front and rear of the property enhances the sense of spaciousness and brightness in this room, making it an ideal space for relaxation or entertaining guests. Sliding doors seamlessly connect this living area to the Conservatory, offering an extension of the living space and providing a tranquil spot to enjoy the surrounding views. Whether used as a quiet reading nook, a sunlit breakfast area, or simply a place to unwind, the Conservatory adds an extra dimension to the home. Adjacent to the dining area is the well-appointed Kitchen, where functionality meets style. Featuring a range of wall and floor units, there's ample storage space for kitchen essentials. The layout is designed for efficiency, with everything easily accessible. The inclusion of space for an American-style fridge freezer, gas hob, cooker, and grill ensures that culinary endeavours are both convenient and enjoyable.





## Property Information

-  THREE BEDROOM TERRACED HOUSE
-  POTENTIAL TO EXTEND (STP)
-  13FT CONSERVATORY
-  LOW MAINTENANCE GARDEN
-  FREEHOLD
-  SHORT WALK OF LOCAL SHOPS AND SCHOOLS
-  22FT SITTING ROOM/DINING AREA
-  THREE PIECE BATHROOM
-  16FT GARAGE
-  PARKING FOR 2 CARS

					
x3	x1	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Front Of House

The property is lead to via a paved walkway surrounded by lawned area and beautiful mature shrub borders.

### Rear Garden

The rear garden is laid mostly to the patio with mature shrub borders and direct access to the garage and parking for two cars.

### Tenure

Freehold

### Council Tax

Council Tax Band D (£2,176 p/yr)

### Plot/Land Area

0.05 Acres (185.00 Sq.M.)

### Mobile Coverage

5G voice and data

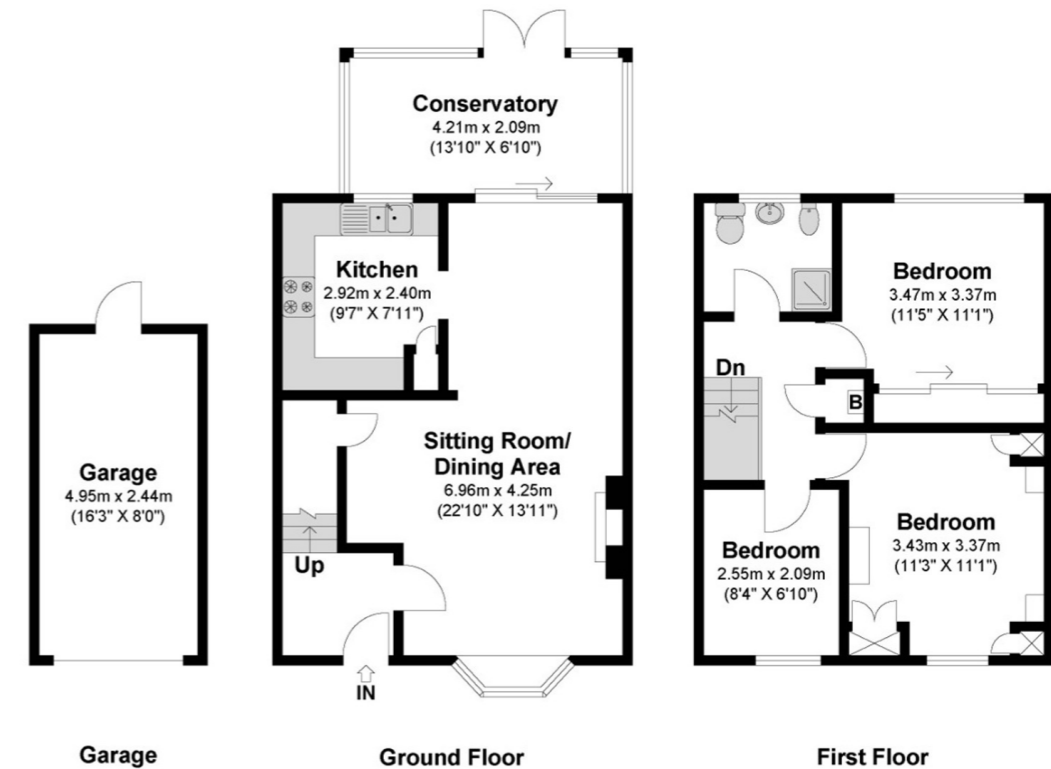
### Internet Speed

Ultrafast

## Floor Plan

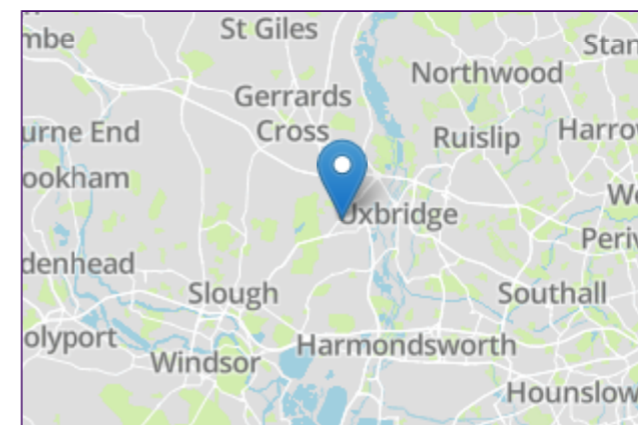


**Total Approximate Floor Area**  
893 Square feet 83 Square metres (Excluding Garage)  
Garage Area 129 Square feet 12 Square metres



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		86
(69-80)	C	71	
(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			