

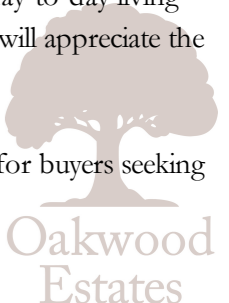
Oakwood Estates are delighted to bring to the market this beautifully presented three-bedroom mid-terraced property, finished to an exceptional standard and ready to move straight into. Ideal for families and first-time buyers alike, the home effortlessly combines modern style with practical living.

Upon entering, you are welcomed by a bright and inviting living room filled with natural light, creating a warm and comfortable space to relax. This flows through to a spacious open-plan kitchen and dining area—perfect for family meals, entertaining guests, or everyday living. The property further benefits from a contemporary family bathroom and well-proportioned bedrooms, offering comfortable and versatile accommodation.










Externally, the home continues to impress. There is driveway parking for at least two vehicles, in addition to a garage located in a nearby garage block, providing valuable extra storage or secure parking. The low-maintenance rear garden has been thoughtfully designed with a patio area, astro-turf, and a versatile garden bar/outbuilding—ideal for summer gatherings, a home office, gym, or simply a relaxing retreat.

The property is perfectly situated within a flat walk of local schools, shops, and Iver Station, making day-to-day living exceptionally convenient. Commuters will benefit from easy access to nearby motorways, while families will appreciate the home's position within a highly sought-after school catchment area.

Offering style, space, and an unbeatable location, this fantastic home presents a wonderful opportunity for buyers seeking comfort and convenience in equal measure.

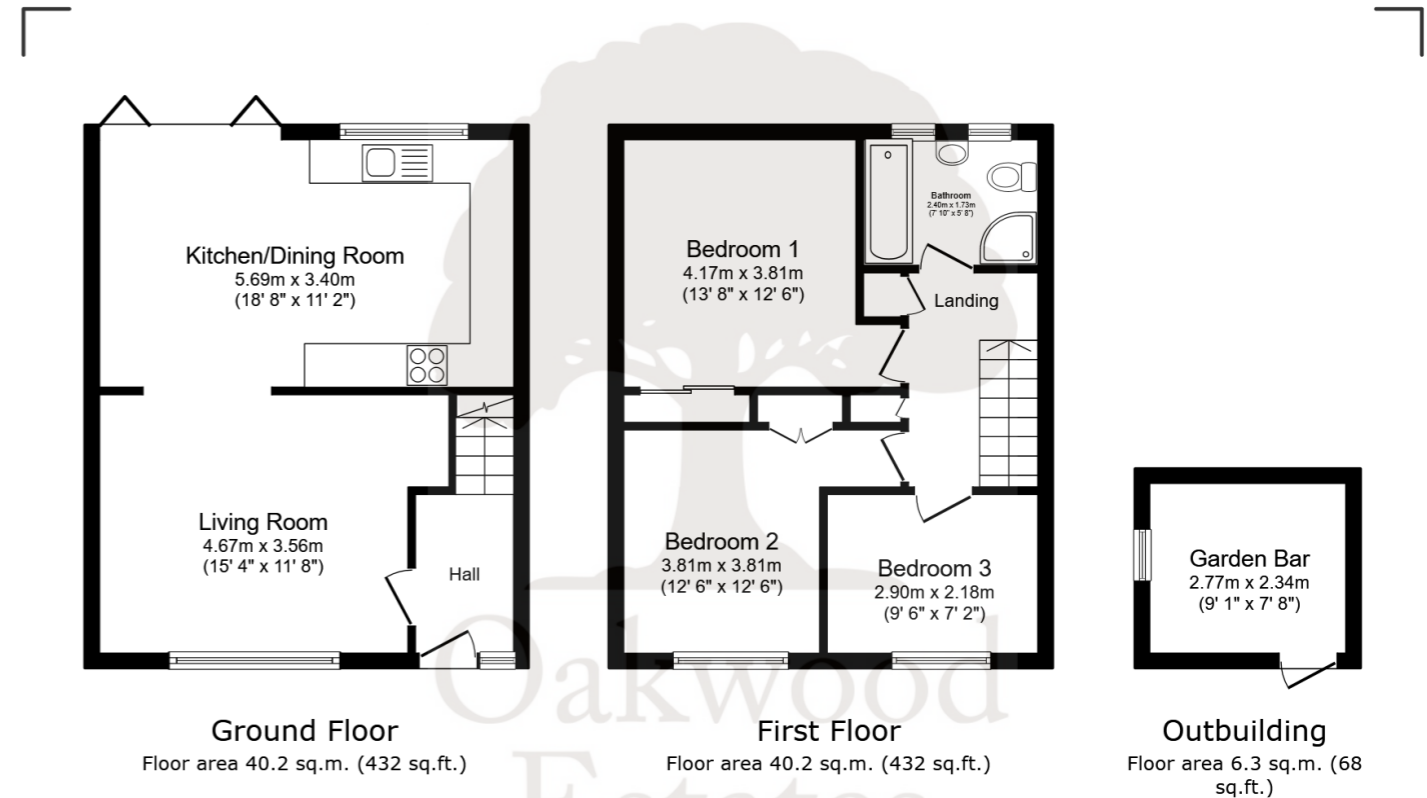


## Property Information

-  FREEHOLD PROPERTY
-  THREE BEDROOMS
-  LOW-MAINTENANCE REAR GARDEN WITH OUTBUILDING
-  SHORT DRIVE TO LOCAL MOTORWAYS & HEATHROW AIRPORT
-  GARAGE
-  COUNCIL TAX BAND D (£2,401 P/YR)
-  DRIVEWAY PARKING
-  CHAIN FREE
-  GOOD SCHOOL CATCHMENT AREA
-  WALKING DISTANCE TO PARKS, LOCAL SCHOOLS AND SHOPS

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

## Floor Plan



Total floor area: 86.6 sq.m. (933 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](http://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.



### Tenure

Freehold Property

### Council Tax Band

D (£2,401 p/yr)

### Plot/Land Area

0.04 Acres (173.00 Sq.M.)

### Mobile Coverage

5G Voice & Data

### Internet

Ultrafast

### Schools

Located nearby are several well-regarded schools, including Iver Heath Infant School and Nursery, as well as Iver Heath Junior School. For secondary education, The Chalfonts Community College and Burnham Grammar School are within easy reach, with Beaconsfield High School and John Hampden Grammar School also accessible a little further afield. In addition, there are many more schools available in the surrounding area, offering families a wide choice of educational options.

### Transport

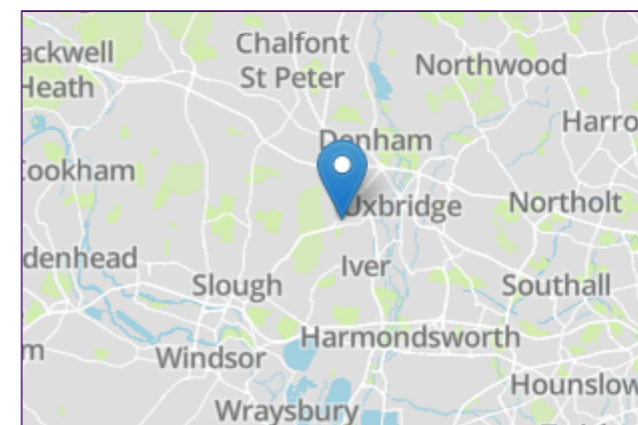
Conveniently situated, the property offers easy access to Uxbridge Underground Station and nearby rail stations at Iver and Denham, providing excellent connections for commuters. The Elizabeth line offers a direct, frequent service from Iver to Tottenham Court Road in approximately 30–33 minutes. It provides a fast, 16-mile route to Central London without the need to change trains. Additionally, the direct journey from Iver to Canary Wharf typically takes around 41–50 minutes. For air travel, Heathrow Airport is within easy reach. Road links are also excellent, with the M40 and M25 accessible in just a short drive, making travel in and around the region straightforward.

### Area

Located in the sought-after village of Iver Heath, Church Road is on the outskirts of Uxbridge. The Iver/Iver Heath area offers a variety of convenient local amenities, including shops, pubs, restaurants, and supermarkets. For more extensive shopping and transportation options, Uxbridge and Slough town centres are just a short drive away. The region is well-served by esteemed schools and popular recreational destinations such as Black Park and Langley Park, which are within walking distance.

### Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	