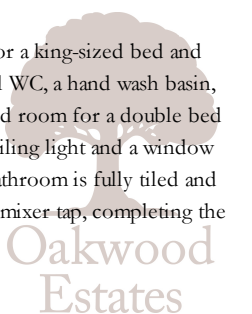





Oakwood Estates is pleased to introduce this beautifully updated link-detached property, offering three spacious bedrooms and two modern bathrooms, ideal for families or professionals seeking a comfortable and stylish home. The centrepiece of the property is the expansive open-plan kitchen, living, and dining area, designed to maximize space and natural light, perfect for both everyday living and entertaining guests. This home also includes a convenient downstairs WC, adding to the practicality of the layout. The property boasts a well-maintained garage, providing ample storage or potential for additional living space, as well as off-street parking, ensuring ease and security for vehicle owners. The exterior features a generously sized, low-maintenance garden, an ideal spot for outdoor relaxation or family activities. The garden's design allows for minimal upkeep, giving homeowners more time to enjoy the space. Located in the heart of Iver Heath, this property is ideally positioned close to key local amenities. It is within walking distance of reputable schools, making it an excellent choice for families with children. Nearby, Flower Land offers a charming destination for nature enthusiasts, while the Evreham Sports Centre and Adult Learning Centre provide excellent facilities for fitness and personal development. For commuters, the property offers superb connectivity, with easy access to local motorway links and the nearby Iver Station, now part of the Crossrail network, ensuring fast and efficient travel into London and beyond. This property truly combines the best of suburban living with modern convenience.

Upon entering the property, you're welcomed into the expansive open-plan kitchen, living, and dining area. This space is beautifully illuminated with downlighting and natural light from windows that overlook the front and side aspects. The kitchen is well-equipped, featuring a combination of wall-mounted and base units, a cooker with a gas hob and an extractor fan above, and a sink with a mixer tap. There's ample worktop space and room for an American-style fridge freezer, as well as a designated area for a kitchen table and chairs. The living area is equally inviting, with a pendant light overhead, space for a large sofa, and a charming feature fireplace. The area is further enhanced by doors that open directly onto the garden. Stairs leading to the first floor are discreetly tucked away, with additional storage provided by an understairs cupboard. Conveniently located off the main living area, the downstairs WC is equipped with a window overlooking the front aspect, a low-level WC, and a hand wash basin.

As you move upstairs, the main bedroom impresses with a window overlooking the rear aspect, a 4-spot ceiling light, and ample space for a king-sized bed and bedside tables. The room also includes a built-in wardrobe and plush carpeting. The en-suite bathroom is well-appointed with a low-level WC, a hand wash basin, and a shower cubicle. Bedroom two offers a comfortable space, featuring a 4-spot ceiling light, a window overlooking the front aspect, and room for a double bed and bedside tables. Like the main bedroom, it also includes a built-in wardrobe and carpeting. Bedroom three, which also has a 4-spot ceiling light and a window overlooking the rear aspect, is designed for a single bed and offers space for a wardrobe, with carpeting underfoot. Finally, the family bathroom is fully tiled and features a window overlooking the front aspect. It includes a bath with a shower attachment, a low-level WC, and a hand wash basin with a mixer tap, completing the upstairs accommodation.



Property Information

-  FREEHOLD PROPERTY
-  CUL-DE-SAQ LOCATION
-  TWO BATHROOMS
-  FULLY ENCLOSED GARDEN
-  GARAGE
-  COUNCIL TAX BAND - E £2,862.02
-  THREE BEDROOMS
-  OPEN - PLAN LIVING ROOM / KITCHEN / DINING AREA
-  OFF STREET PARKING
-  GOOD SCHOOL CATCHMENT AREA

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

Garage

The garage is outfitted with barn-style doors at the front, a side entrance, and spotlighting. With wooden flooring throughout, it is currently utilized by the owners as a combined office and gym space.

Front Of House

At the front of the property, you'll find a driveway leading to the garage, along with additional parking available to the left. A pathway lined with mature plantings guides you to the front door.

Rear Garden

The rear garden is fully enclosed, offering a secure and private space, making it ideal for both children and pets to play safely. The garden is thoughtfully designed with an astroturf lawn that requires minimal maintenance, ensuring a lush, green appearance year-round. A generously sized patio area serves as the perfect setting for outdoor entertaining, whether hosting a barbecue, enjoying al fresco dining, or simply relaxing with family and friends. The combination of low-maintenance landscaping and ample space makes this garden a versatile and inviting outdoor retreat.

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Schools

Iver Heath Infant School and Nursery
 Iver Heath Junior School
 The Chalfonts Community College
 Burnham Grammar School
 Beaconsfield High School
 John Hampden Grammar School
 Plus many more.

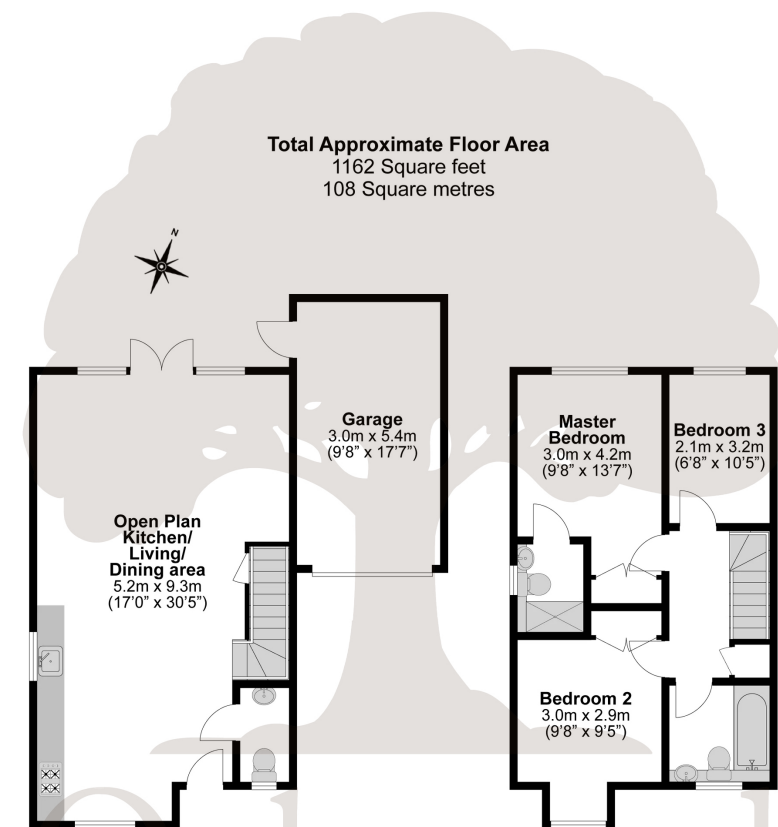
Local Area

Iver Heath is a village located in Buckinghamshire, England. It is situated approximately 17 miles west of Central London and falls within the South Bucks district. Known for its picturesque surroundings and proximity to green spaces, Iver Heath offers a blend of rural charm and convenient access to nearby towns and amenities. The village is surrounded by beautiful countryside, including areas such as Black Park Country Park and Langley Park. These natural landscapes provide opportunities for outdoor activities, including walking, cycling, and wildlife spotting. In terms of amenities, Iver Heath benefits from several local shops, pubs, and restaurants, catering to the needs of residents and visitors. The nearby town of Uxbridge offers a wider range of shopping and leisure facilities, including a large shopping centre and a variety of entertainment options. Transportation options in Iver Heath are convenient, with the M25 motorway located nearby, providing easy access to other parts of the country. The village also benefits from Iver railway station, offering regular train services to London Paddington and other destinations. Iver Heath is known for its close proximity to Pinewood Studios, a renowned film and television production facility. This connection has contributed to the village's popularity among professionals in the entertainment industry. Overall, Iver Heath offers a desirable mix of countryside living, convenient amenities, and transport links, making it an attractive place to reside.

Council Tax

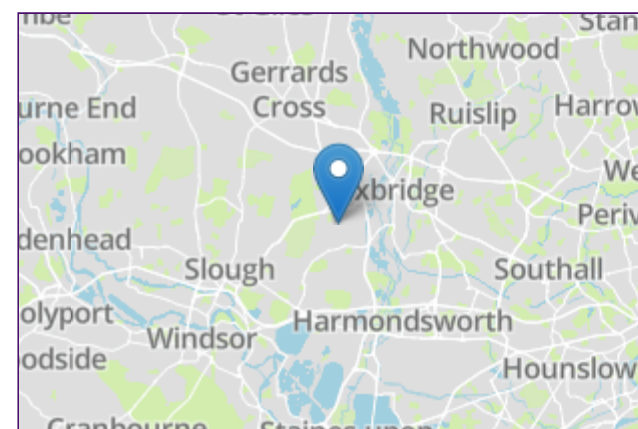
Band E

Floor Plan



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		87
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			