

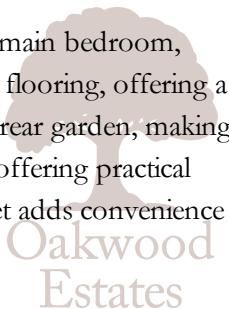
Oakwood Estates is thrilled to showcase this well-presented three-bedroom mid-terrace house with a modern open-plan kitchen dining room and conservatory now available on the market. Nestled in a sought-after cul-de-sac, the residence offers superb access to local schools, amenities, and travel links. The property has a fully enclosed south-facing rear garden, making it an ideal haven for children and pets alike.

As you enter the property, you're greeted by a charming porch that sets the tone for what lies beyond. Stepping through into the hallway, you immediately notice the seamless flow of space and light. To your left, the modern open-plan kitchen and dining area beckon with its sleek design and wooden flooring. This area is not just for cooking and dining; it's a hub for gathering and socializing, perfect for entertaining friends and family.



Adjacent to the kitchen is a delightful south-facing conservatory, flooded with natural sunlight throughout the day.

Passing back through the dining space, you enter the spacious living room, where comfort and style converge. Large patio doors illuminate the room with natural light but also offer convenient access to the rear garden.

As you ascend the staircase, you'll find three bedrooms, a family bathroom, and a separate toilet. The main bedroom, positioned at the front of the property, boasts fitted wardrobes, a fitted dressing table, and plush carpeted flooring, offering a cosy retreat. The second bedroom, also generously sized, features a window offering views of the tranquil rear garden, making it a serene haven. The third bedroom provides ample space for a bed and includes a fitted cupboard, offering practical storage solutions. The family bathroom is equipped with a bathtub and washbasin, while the separate toilet adds convenience to busy mornings and evenings.



Property Information

-  FREEHOLD PROPERTY
-  THREE BEDROOMS
-  MODERN OPEN PLAN KITCHEN DINING ROOM
-  GOOD SCHOOL CATCHMENT AREA
-  SOUTH FACING REAR GARDEN
-  COUNCIL TAX BAND - D (£2,176 P/YR)
-  2 RECEPTION ROOMS
-  CONSERVATORY
-  GOOD ACCESS TO LOCAL MOTORWAYS
-  SEPARATE W.C

					
x3	x2	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

At the forefront of the property, a clearly defined pathway meanders from the gate to the front door, providing a welcoming approach. The front garden is predominantly laid to a lush green lawn, contributing to a neat and inviting exterior. Delightful flower beds, thoughtfully adorned with mature plantings including a beautiful magnolia tree add a touch of natural elegance to the surroundings, enhancing the overall aesthetics of the property. This carefully landscaped frontage not only adds curb appeal but also creates a warm and inviting atmosphere for those approaching the residence.

Rear Garden

The south-facing rear garden presents a charming outdoor sanctuary, featuring a pathway that leads you to a greenhouse from the conservatory towards the shed. Enclosed by a fence, the garden is predominantly adorned with a lush lawn, offering a serene and inviting atmosphere.

Tenure

Freehold

Council Tax Band

Band D (£2,176 p/yr)

Internet Speed

Ultra Fast

Mobile Coverage

5G Voice and Data

Plot/ Land Area

0.04 Acres (150.00 Sq.M.)

Transport Links

Uxbridge Underground Station - 2 miles
Iver Rail Station - 2 miles
Denham Rail Station - 2.95 miles
Heathrow Airport - 10 miles
M40 - 2 miles
M25 - 3 miles

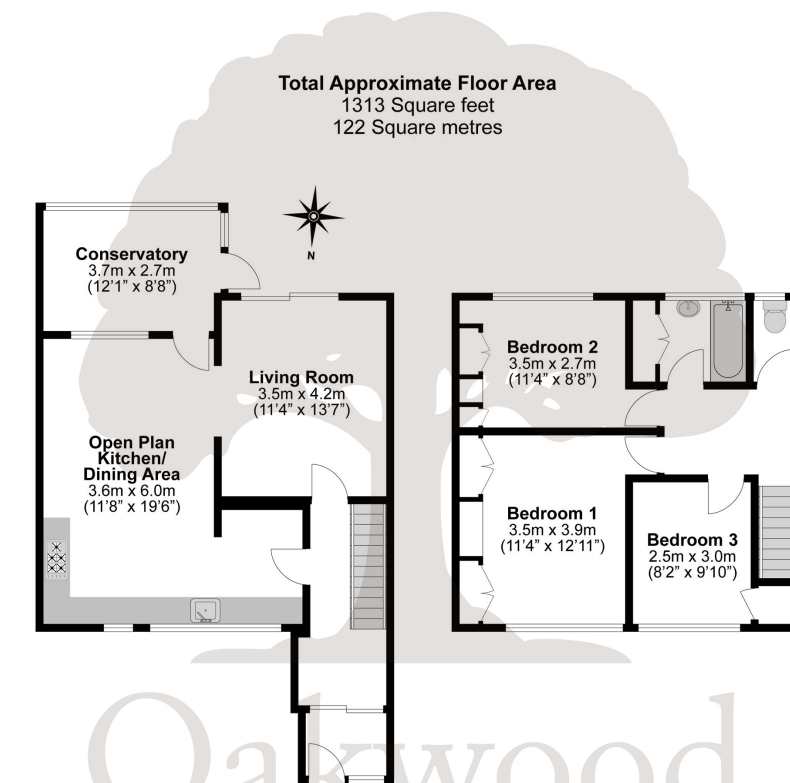
School Catchment

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 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 Gym.

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.

