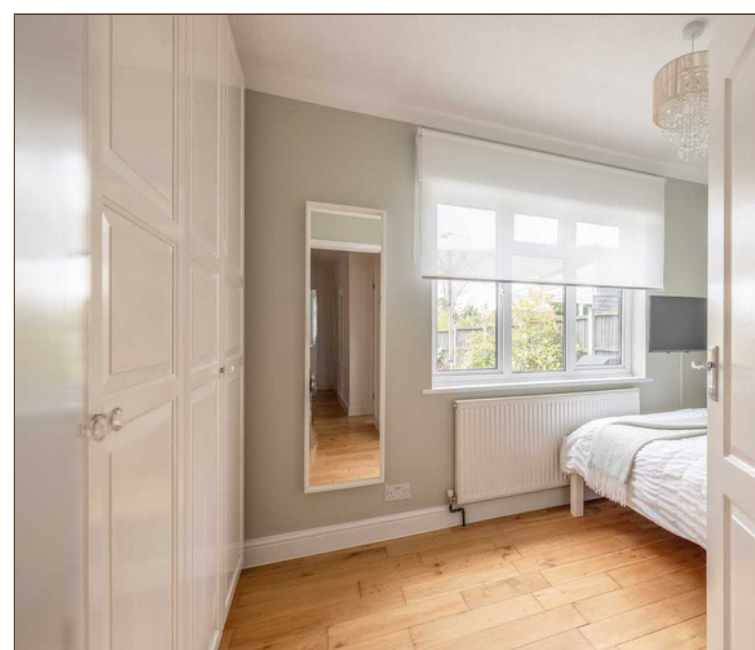
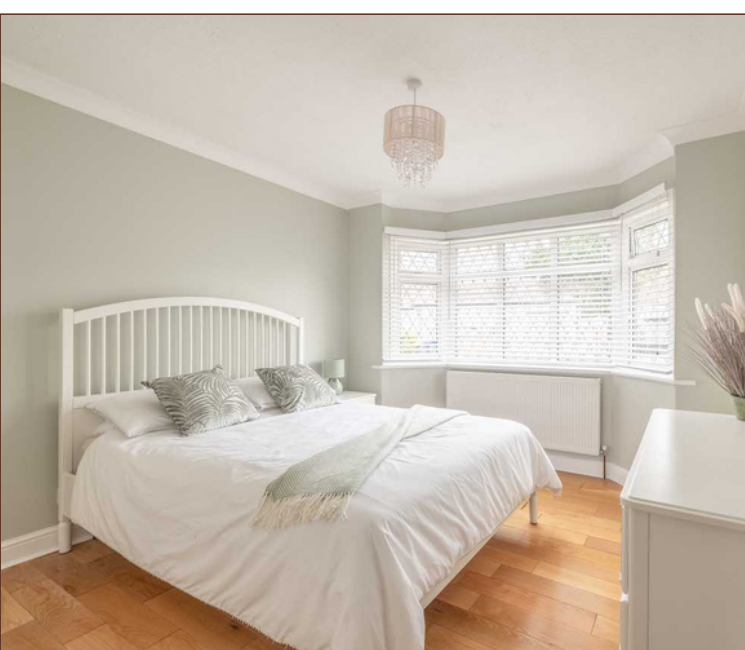




Oakwood Estates is delighted to present this fully refurbished three-bedroom detached bungalow, located in the highly desirable cul-de-sac of Rostrevor Gardens. The property boasts two reception rooms, a Shaker-style kitchen, a garage, and a fully enclosed rear garden, making it an ideal home for families with children and pets. The property is ideally situated within easy walking distance of local amenities such as shops, restaurants, doctor's surgery, and Black P and Langley Park as well as Iver Heath Rec, providing convenient access for residents. Additionally, it is close to the Iver Heath Tennis and Bowls Club, offering opportunities for recreational activities and community engagement right at your doorstep.



Upon entering the property, you step into an inviting entrance hallway illuminated by spotlighting. From here, doors lead to three bedrooms, a family bathroom, and a dining room, all adorned with wooden flooring. The first door on the right opens into Bedroom one, featuring a spacious bay window overlooking the front aspect. This room includes pendant lighting, ample space for a king-sized bed and bedside tables, room for a chest of drawers, a built-in wardrobe, and continues with wooden flooring. Adjacent to Bedroom one is the family bathroom, offering privacy with a frosted window. It includes a bath with a shower attachment, a low-level WC, a hand wash basin, and is finished with tiled flooring. Next, Bedroom two overlooks the side aspect and is suited for a single bed, complemented by wooden flooring. Bedroom three, located nearby, features pendant lighting and a window overlooking the rear aspect. This room offers space for a double bed, includes a built-in wardrobe, and is finished with wooden flooring. The dining room is appointed with pendant lighting and French doors that open out to the garden. It provides ample space for a dining table and chairs, opens into the living room through an opening, and a brick archway connects seamlessly to the kitchen. The flooring throughout is wooden. In the living room, pendant lighting and a window overlooking the front aspect create a cosy atmosphere. This room accommodates seating for multiple sofas and continues with wooden flooring. Lastly, the kitchen boasts spotlighting and a rear garden view through its window. It features a blend of bespoke handmade wall-mounted and base-level shaker kitchen units, complemented by wooden worktops. Integrated appliances include an oven, hob with extractor fan, fridge/freezer, and dishwasher. The kitchen is completed with tiled flooring, combining practicality with aesthetic appeal.



## Property Information

-  FREEHOLD PROPERTY
-  THREE BEDROOMS
-  GARAGE
-  SUNNY REAR GARDEN
-  FLAT WALK TO LOCAL SHOPS
-  COUNCIL TAX BAND E (£2,794 P/YR)
-  TWO RECEPTIONS
-  OFF STREET DRIVEWAY PARKING
-  FULLY UPDATED
-  CLOSE TO MOTORWAY CONNECTIONS

					
x3	x2	x1	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Front Of House

At the front of the property, a substantial driveway offers ample off-street parking for multiple vehicles. Adjacent to the driveway, there is a neatly maintained lawned area bordered by fences on either side, ensuring privacy and security. A convenient side gate provides access to the rear of the property, while mature planting enhances the overall curb appeal with its greenery and foliage.

### Garage

The garage is equipped with an up-and-over door, has power installed, and offers ample storage space.

### Rear Garden

The rear garden includes a patio area adjacent to the property, offering ample room for a dining table, chairs, and a barbecue setup. It also features a lush lawned area, mature plants, and an undercover pergola that provides an additional seating space.

### Tenure

Freehold Property

### Council Tax Band

E (£2,794 p/yr)

### Plot/Land Area

0.09 Acres (371.00 Sq.M.)

### Mobile Coverage

5G Voice and Data

### Internet Speed

Ultrafast

### Schools

Located nearby are several reputable schools, 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 others, providing a variety of educational options for families in the area.

### Transport

Uxbridge Underground Station: 1.96 miles

Iver Rail Station: 2.24 miles

Denham Rail Station: 2.91 miles

Heathrow Airport: 10.2 miles

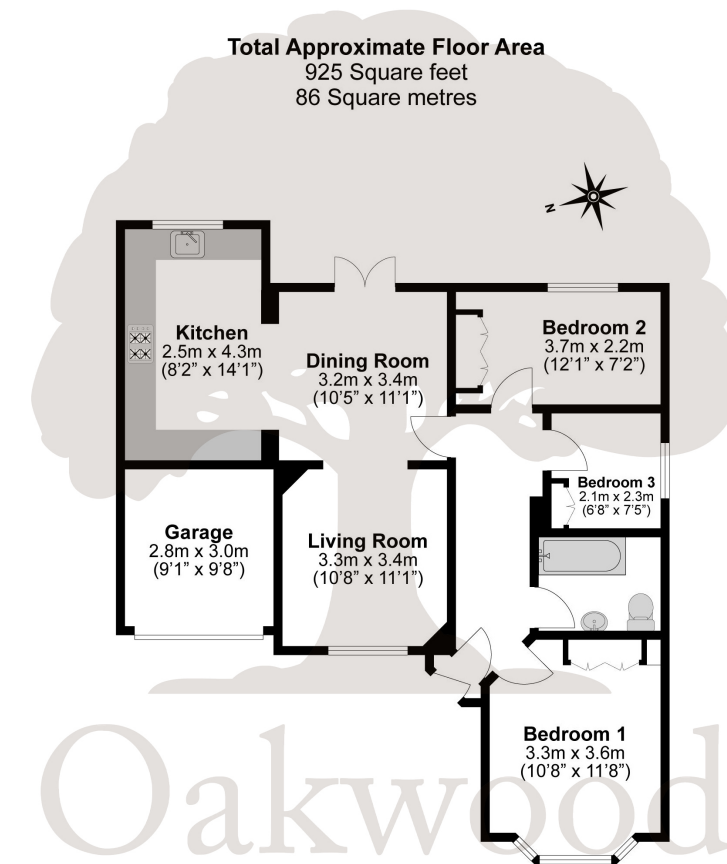
M40: 2 miles

M25: 3 miles

### 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. It is 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.

