

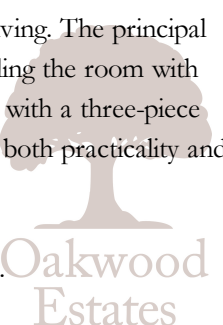
We are thrilled to offer this exquisite three-bedroom family home with a substantial extension, presented by Oakwood Estates. This stunning property boasts two reception rooms, a spacious open-plan Kitchen/Living/Dining area, utility room, downstairs W.C and a garage.

Upon entering the property, we are greeted by a welcoming entrance hallway with carpeted stairs ascending to the first floor. To the right, we find the spacious living room, with feature fireplace, wood burning stove and a bay window that offers delightful views of the front aspect. This room provides ample space for accommodating sizable living room furniture.

Double glass doors open into the breath-taking Open Plan Kitchen/Living/Dining Area. This expansive space accommodates a comfortable living area, with ample room for a large L-shaped sofa. Adjacent to the living area, the dining area offers generous space for a substantial dining table and chairs, enhanced by a large skylight overhead. The kitchen area features base kitchen units, providing abundant storage capacity. Integrated appliances include an oven, grill, and electric hob with an extractor fan above. A kitchen sink with a mixer tap, a sizeable kitchen island with a breakfast bar, and bi-folding doors leading out to the rear garden complete the impressive features of the kitchen area. Off the hallway is the utility room, and a downstairs W.C.

The first floor of the property offers three well-proportioned bedrooms, providing versatile space for family living. The principal bedroom is generously sized and features fitted wardrobes along with a charming bay window to the front, filling the room with natural light and adding character. Completing the upper floor is a modern family bathroom, stylishly finished with a three-piece suite that includes a bath with shower, toilet, and a standout feature—double 'his and hers' wash basins, offering both practicality and a touch of luxury for busy mornings.

The property also has the added bonus of planning permission grated to extend into the loft.



Property Information

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FREEHOLD HOUSE
- 

COUNCIL TAX BAND E (£2935 PER YEAR)
- 

GARAGE AND DRIVEWAY PARKING
- 

UTILITY ROOM
- 

CLOSE TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- 

CHAIN FREE
- 

3 BED EXTENDED FAMILY HOME
- 

DOWN STAIRS W.C
- 

GOOD SCHOOL CATCHMENT AREA
- 

PERMISSION FOR LOFT CONVERSION GRANTED

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

Front Garden

The property features a block-paved driveway, offering a durable, low-maintenance surface with a smart and tidy appearance. Well-placed shrubs line the edges, adding a touch of greenery and enhancing the overall kerb appeal. The driveway includes shared access, leading to a garage located at the rear of the property. This provides secure parking or additional storage space, combining convenience with functionality for everyday living.

Rear Garden

Stepping out through the bi-fold doors, you're welcomed onto a decked area, ideal for outdoor dining or relaxing. This leads to a large, well-kept lawn, bordered by fencing for privacy and lined with mature shrubs for added greenery. A Garage, greenhouse and shed offer convenient garden storage, making this outdoor space both practical and inviting.

Tenure

Freehold

Internet Speed

Ultra Fast

Mobile Coverage

5G Voice and Data

Transport Links

Convenient transportation options abound in the vicinity, with Iver and Langley Stations providing easy access to Crossrail services. Uxbridge Underground Station offers seamless connections to the London Underground network. Meanwhile, West Drayton Station provides additional railway links. For those preferring alternative routes, Denham Station is also a short drive away, ensuring a range of commuting choices to suit various needs and preferences.

School Catchment

The Iver Village Junior School
Iver Village Infant School
The Chalfonts Community College
Burnham Grammar School
Beaconsfield High School
John Hampden Grammar School
Langley Grammar School
Plus many more.

Local Area

Iver Heath is a village located in the South Bucks district of Buckinghamshire, England. It is situated approximately 2 miles east of the town of Slough and 17 miles west of central London. The village is bordered by several other towns and villages, including Iver, Langley, and Gerrards Cross. The area is well known for its beautiful natural surroundings and picturesque landscapes, with many local parks and green spaces. One of the most famous attractions in the area is Pinewood Studios, which has been used as a filming location for many blockbuster movies, including the James Bond series and the Harry Potter films. Iver Heath is served by several primary schools, including Iver Heath Infant School and Iver Heath Junior School, as well as several secondary schools in the nearby towns. The village is also well-connected to other parts of the region, with easy access to major motorways and public transport links, including the M25 motorway and several local bus routes.

Council Tax

Band E

Floor Plan

