

Oakwood Estates proudly presents this beautifully updated first-floor apartment, offering a blend of modern comfort and convenience. The property features two well-proportioned bedrooms and two spacious reception rooms, providing ample living and entertaining space. Additional highlights include driveway parking, ensuring ease of access, and a generously sized rear garden, perfect for outdoor relaxation or hosting guests. Nestled in a highly sought-after location, this apartment is just a short stroll from local shops, catering to your daily needs, and only a brief drive to nearby train stations, offering excellent connectivity for commuters. Its proximity to major motorways also ensures seamless travel to surrounding areas, making it an ideal choice for those seeking a balanced lifestyle with both tranquility and accessibility.

The property opens into an entrance stairway that ascends to a spacious hallway showcasing high ceilings and providing access to all the main rooms. Bedroom two is thoughtfully designed with pendant lighting, a window overlooking the front aspect for natural light, and ample space to accommodate a double bed and a wardrobe. The room is finished with soft carpeted flooring for comfort. Adjacent to this, the second reception room offers exceptional versatility; currently used as a music room, it could easily serve as a small single bedroom, study or hobby room. This space features a front-facing window, double doors connecting to the living room, and carpeted flooring. The living room is generously proportioned, offering a warm and inviting atmosphere. It features pendant lighting, a semi-bay window that provides an abundance of natural light and picturesque front views, and a charming feature fireplace that serves as a focal point. With ample space for both living and dining furniture, the room is ideal for relaxation and entertaining. The main bedroom is situated at the rear of the property and benefits from pendant lighting and a window overlooking the rear garden, filling the space with natural light. This room also includes a built-in wardrobe, space for a king-sized bed, and plush carpeted flooring. The shower room is modern and fully tiled, featuring a large shower cubicle, a low-level WC, a hand wash basin, a towel rail, and a frosted window offering privacy while allowing in natural light. Completing the property is a well-equipped kitchen, designed with functionality and style in mind. It includes downlighting, a window overlooking the rear garden, and a mix of wall-mounted and base units complemented by metro tile splash backs. The kitchen also boasts an integrated oven and hob with an extractor fan, a stainless steel sink and drainer with a mixer tap, and designated spaces for a washing machine and fridge freezer. This property effortlessly combines comfort, practicality and modern design, making it a perfect choice for contemporary living.

Property Information

-  LEASHOLD PROPERTY
-  TWO/THREE BEDROOMS
-  TWO PARKING SPACE
-  UPDATED AND BEAUTIFULLY PRESENTED BY CURRENT OWNERS
-  CLOSE TO LOCAL AMENITIES AND SHOPS
-  COUNCIL TAX BAND - C (£2,032 P/YR)
-  ONE/TWO RECEPTIONS
-  GARDEN
-  GOOD AIRPORT & MOTORWAY LINKS
-  GREAT SCHOOL CATCHMENT AREA

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

Tenure

Share Freehold · 106 years remaining

Council Tax Band

C (£2,032 p/yr)

Internet Speed

Ultrafast

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 centers 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.

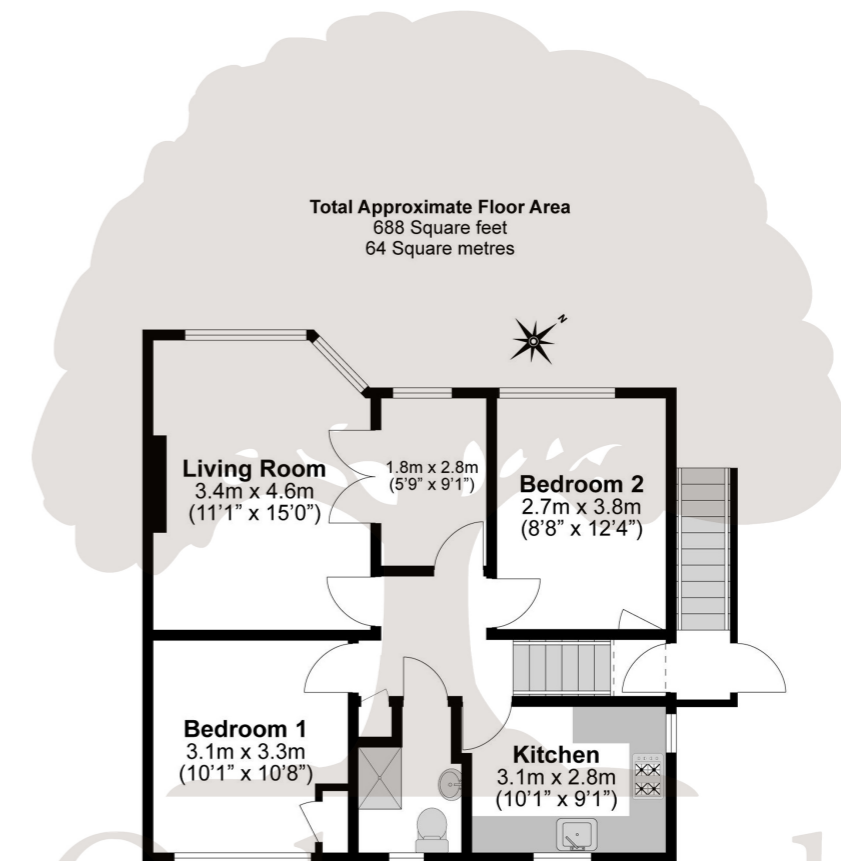
Transport Links

The property is conveniently located just 2.05 miles from Uxbridge Underground Station, 2.26 miles from Iver Rail Station, and 2.95 miles from Denham Rail Station, ensuring excellent transport links. Heathrow Airport is a manageable 10.2 miles away, ideal for frequent travelers. For drivers, the M40 is only 2 miles away, and the M25 is within easy reach at just 3 miles, providing seamless connectivity to major destinations.

Council Tax

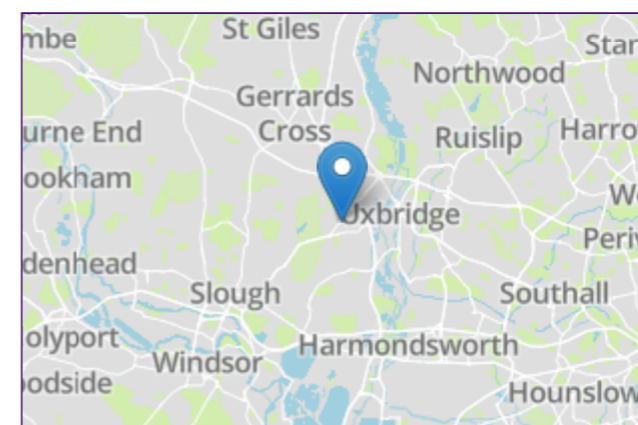
Band C

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		
(69-80)	C		77
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			