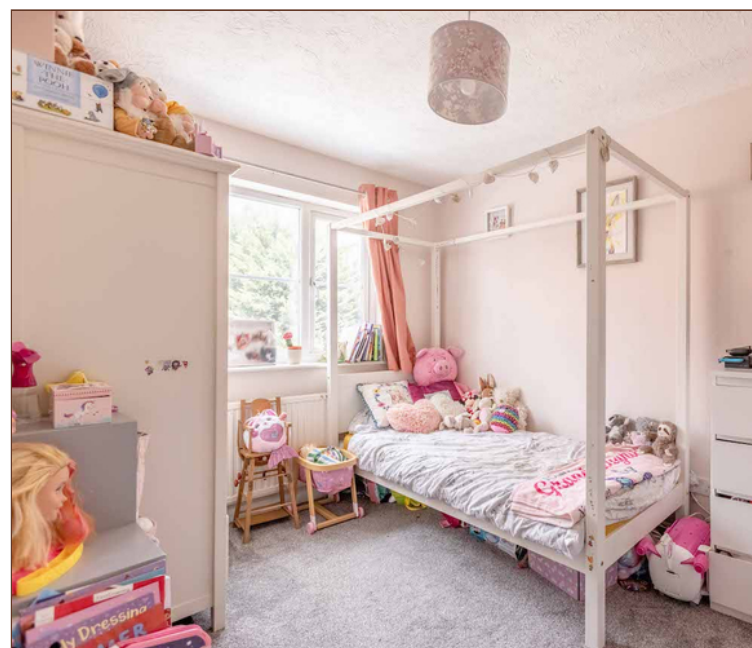
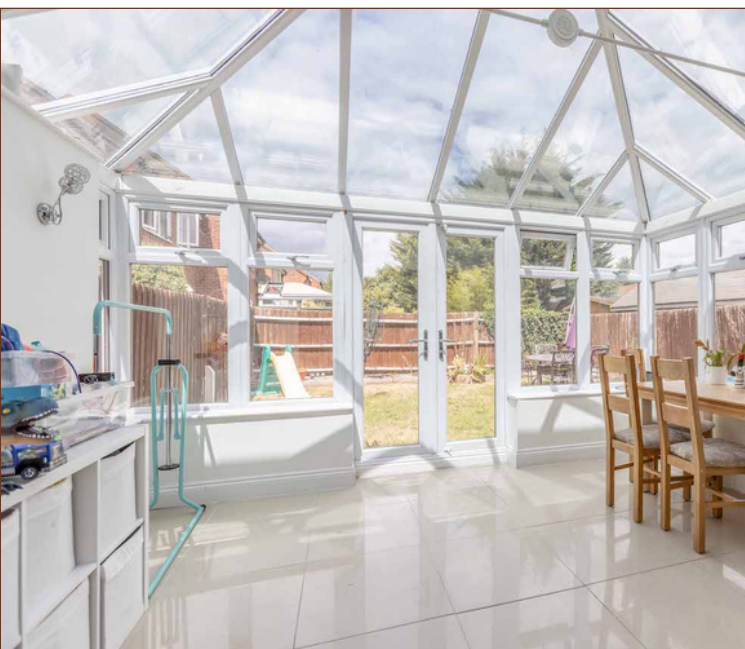




Oakwood Estates are delighted to bring to the market this beautifully presented and modernised three-bedroom semi-detached family home, ideally located in a quiet residential cul-de-sac in the highly desirable area of Iver Heath. This attractive property is offered in excellent decorative order throughout and provides well-balanced accommodation ideally suited for growing families or professional buyers alike.

The ground floor features a stylish and spacious 15ft kitchen/breakfast room, thoughtfully designed with high-quality granite worktops, integrated appliances, and ample cabinetry—perfect for both everyday living and entertaining. To the rear, the bright and airy 15ft living room opens directly into a 13ft glass conservatory, creating a superb open-plan space filled with natural light. The conservatory offers direct access to the well-maintained, low-maintenance rear garden—an ideal area for al fresco dining or children's play. A convenient downstairs cloakroom and welcoming entrance hallway complete the ground floor layout.

Upstairs, the property comprises three generously sized bedrooms, each offering good proportions and comfortable accommodation. The fully tiled family bathroom features a modern three-piece suite, designed with both practicality and style in mind.

Externally, the private rear garden is mainly laid to lawn, providing a safe and secluded outdoor retreat. To the front of the property, there is off-street driveway parking for two vehicles. Additional benefits of this property include its peaceful, family-friendly cul-de-sac setting and convenient location within walking distance of local schools such as Iver Heath Junior School and Iver Village Infant School.

The home is also close to local shops, parks, and everyday amenities. For commuters, the property offers excellent transport connections, with easy access to the M25, M40, M4, and Heathrow Airport, as well as nearby Iver Station (Elizabeth Line), which provides direct services into Central London.

Early viewings are highly recommended to fully appreciate all that this fantastic home has to offer.



Property Information

- FREEHOLD PROPERTY
- COUNCIL TAX BAND E (£2,935 P/YR)
- THREE BEDROOMS
- CONSERVATORY
- ENCLOSED GARDEN
- DRIVE FOR TWO CARS
- CLOSE TO LOCAL SCHOOLS
- GREAT TRANSPORT LINKS
- GREAT SCHOOL CATCHMENT AREA
- CLOSE TO BLACK PARK

x3

Bedrooms

x1

Reception Rooms

x2

Bathrooms

x2

Parking Spaces

Y

Garden

N

Garage

Tenure
Freehold Property

Council Tax
Band E (£2,935 p/yr)

Plot/Land Area
0.05 Acres (205.00 Sq.M.)

Mobile Coverage
5G Voice and Data

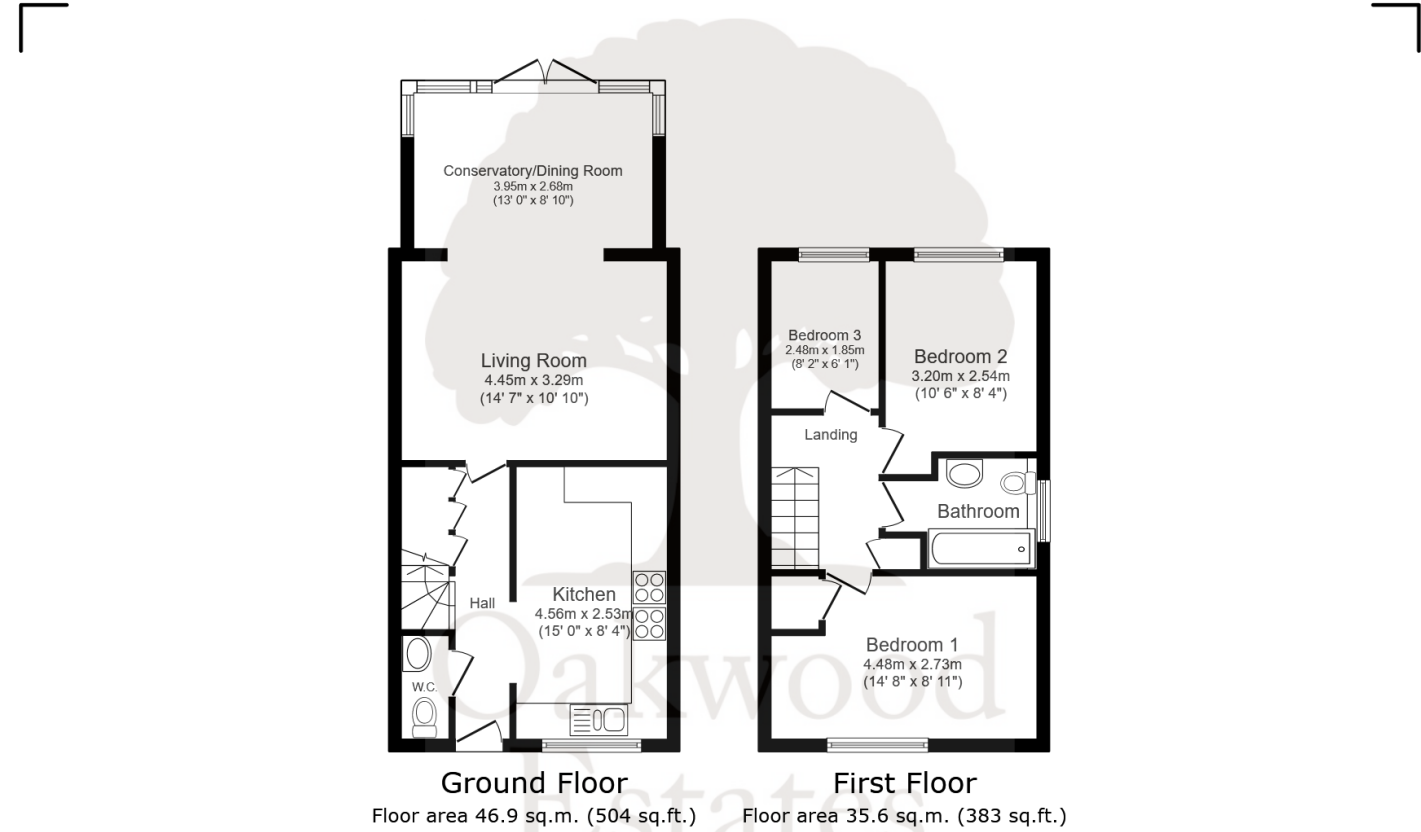
Schools
The area boasts a rich educational landscape, including prominent institutions such as Iver Heath Junior School, Iver Heath Infant School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, Langley Grammar School, and numerous others, ensuring a diverse range of educational opportunities for students of all ages and interests.

Transport
Convenient transportation options abound in the vicinity, with Iver Station 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.

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

