



Oakwood Estates is pleased to present this fantastic two-bedroom ground-floor maisonette with its own garage, ideally located in the heart of Iver Heath. This property offers convenient access to local amenities, including the Co-Op, pharmacy, and the popular La Palma Italian Restaurant. It has easy connections to the M40/A40, M25, and M4 motorways, as well as local bus links to Uxbridge.



Upon entering, you are greeted by a bright and spacious reception lounge, where large double-glazed windows flood the room with natural light, creating a warm and inviting atmosphere. This space is perfect for relaxing or entertaining, and it includes a large storage cupboard that provides ample space to keep the area clutter-free. The heart of the home is the contemporary, fully-fitted kitchen, which has been thoughtfully designed to cater to modern living. It features high-end appliances, including a built-in microwave, an integrated slimline dishwasher, a pyrolytic oven, and an induction hob. These quality fixtures make meal preparation a breeze. Additionally, the kitchen offers under-counter space for a condenser tumble dryer, as well as plenty of room for a fridge freezer. There's even space to comfortably accommodate a kitchen table and chairs, making this an ideal spot for casual dining or morning coffee. Moving through the hallway, you'll find a large storage cupboard that not only houses a washing machine but also offers significant additional storage space, keeping household essentials neatly tucked away. The modern bathroom is fully tiled and presented in excellent condition, with a sleek design that includes ample storage options for toiletries and linens. Both of the double bedrooms are generously proportioned, with large windows that allow for plenty of natural light. These rooms offer versatile layouts, with ample space to accommodate freestanding furniture, ensuring you can create the perfect bedroom retreat.

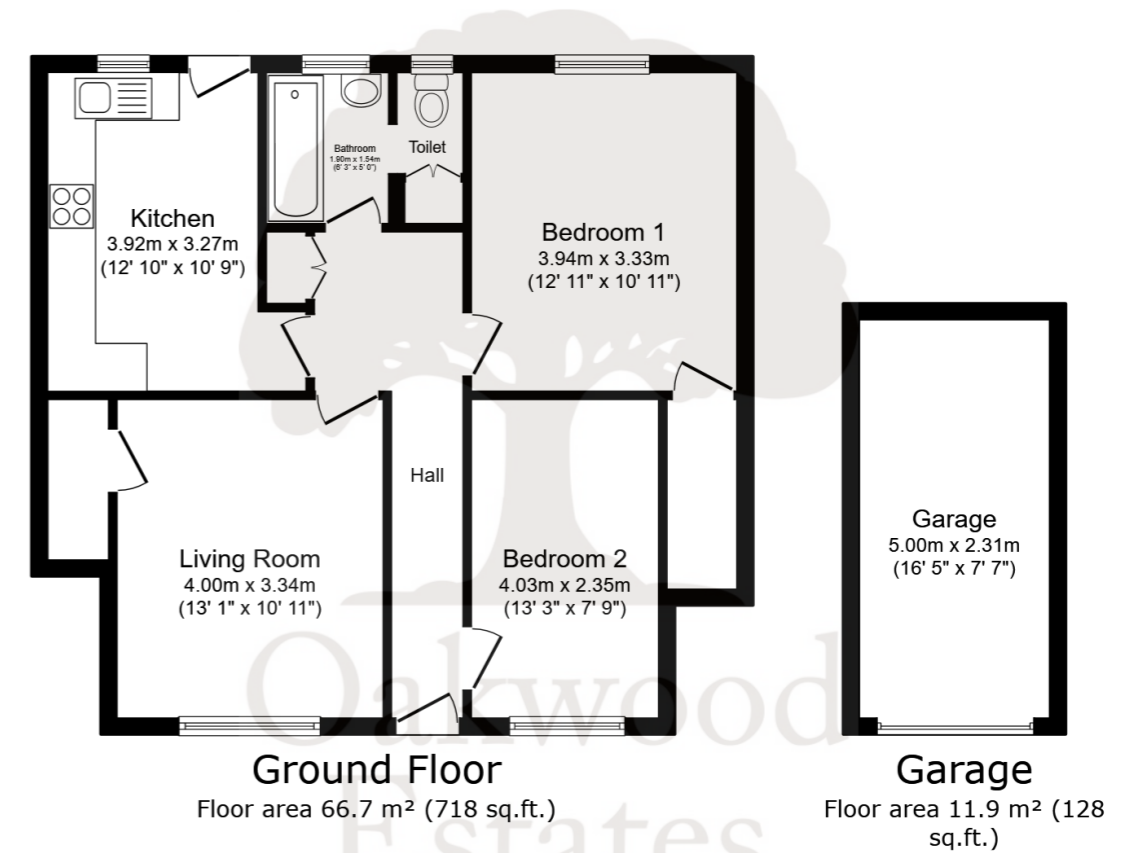


Property Information

-  LEASE - 89 YEARS REMAINING / GROUND RENT £210 P.A.
-  NO CHAIN
-  TWO GARDENS
-  GREAT LOCAL AMENITIES
-  GROUND FLOOR
-  COUNCIL TAX BAND - C £2,081.47 P.A.
-  TWO BEDROOMS
-  GARAGE (IN GARAGE BLOCK)
-  GREAT TRAVEL LINKS
-  CLOSE TO LOCAL SCHOOLS

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

Floor Plan



TOTAL: 78.6 m² (846 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



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Garage

There is a garage situated in a garage block with an up and over door.

Outside

The outdoor space is equally impressive, with a large private garden at the front of the property. This garden is fully fenced, providing privacy and security, and features a paved area that is ideal for hosting outdoor gatherings, whether it's a summer barbecue or a quiet evening under the stars. The rear courtyard garden offers additional outdoor space with practical touches, such as an outside tap and electric sockets, making it easy to maintain the garden or set up additional outdoor amenities. The second section of the rear garden has been recently turfed, providing a lush, green area perfect for relaxation or play, and includes a garden shed for extra storage.

Tenure

Leasehold - Expiry date 24/03/2113 (89 Years Remaining)

Ground rent - £210 pa

Mobile Coverage

5G voice and data

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 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.

Schools

The property enjoys proximity to a plethora of esteemed educational institutions, 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 other reputable schools, ensuring families have access to excellent educational opportunities for their children.

Travel Links

Conveniently located within close proximity, Uxbridge Underground Station and Iver Rail Station stand a mere 2 miles away, providing easy access to commuter routes. Similarly, Denham Rail Station lies just 2.95 miles away, further enhancing transport connectivity. Heathrow Airport, a major international hub, is conveniently situated 10 miles away, facilitating hassle-free travel. Additionally, the M40 motorway is accessible within 2 miles, while the M25 motorway is a mere 3 miles away, offering seamless connections to various destinations for both local and long-distance travel.

Council Tax

Band C

