



Oakwood Estates are pleased to present this beautifully presented three-bedroom townhouse—perfect for families, professionals, or investors seeking a smart opportunity, ideally located in a quiet cul-de-sac in Iver Heath, just a stone's throw from local shops. Conveniently close to major motorways and Black Park

From the moment you arrive, this home impresses with its contemporary design and welcoming feel. Inside, you'll find a spacious and light-filled living area, ideal for relaxing or entertaining guests.

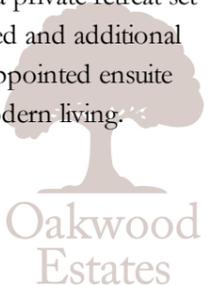
The modern kitchen/Dining Room is thoughtfully designed with ample storage and workspace, making everyday living both practical and enjoyable.

Upstairs, two well-proportioned bedrooms provide flexibility for family life, a home office, or guest accommodation.

On this floor is also a sleek, well-appointed bathroom and additional storage cupboard.

Ascending to the top floor, a further flight of stairs leads you to the impressive master bedroom suite—a private retreat set apart from the rest of the home. This generously proportioned room offers ample space for a large bed and additional furnishings, while natural light enhances its bright and airy feel. The suite is complemented by a well-appointed ensuite bathroom, featuring contemporary fittings and providing both comfort and convenience for modern living.

There is the added convenience of side access to the rear garden.



Property Information

-  FREEHOLD PROPERTY
-  PARKING FOR 2 CARS
-  CLOSE TO LOCAL AMENITIES AND SCHOOLS
-  SPACIOUS ACCOMMODATION OVER 3 FLOORS
-  REAR ENCLOSED GARDEN
-  THREE BEDROOM
-  QUIET CUL DE SAC LOCATION
-  CLOSE TO TRAIN STATION AND TRANSPORT LINKS
-  CLOSE MOTORWAY CONNECTIONS
-  COUNCIL TAX BAND D (£2572.49)

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x3 | x2 | x3 | x2 | Y | N |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

Rear Garden

The rear garden offers a low-maintenance outdoor space, featuring a neatly kept lawn and a patio area—ideal for outdoor dining or relaxing in warmer months. A useful garden shed provides additional storage, while the fully fenced boundaries ensure privacy and a secure environment for children or pets.

Tenure

Freehold

Council Tax

Band D

Internet Speed

Ultra Fast

Mobile Coverage

5g Voice and Data

Schools

Nearby educational institutions include Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, among many other Slough schools.

Transport

Uxbridge Underground Station is 2 miles away, Iver Rail Station is also 2 miles away, and Denham Rail Station is 2.95 miles from the property. Heathrow Airport is 10 miles distant, while the M40 is just 2 miles away and the M25 is 3 miles away.

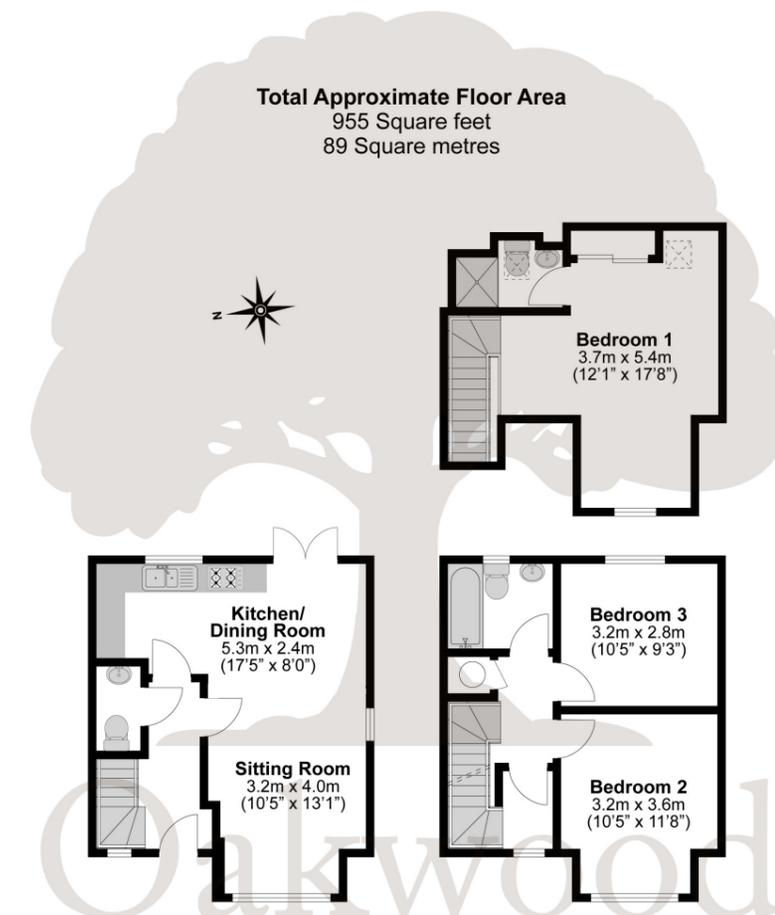
Local Area

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.

Council Tax

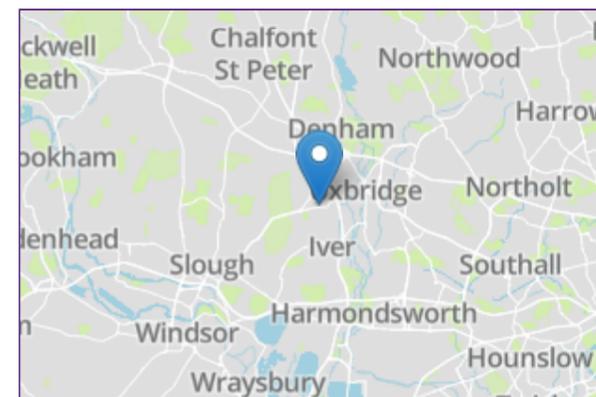
Band D

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 | | 89 |
| (81-91) | B | | |
| (69-80) | C | 78 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |