

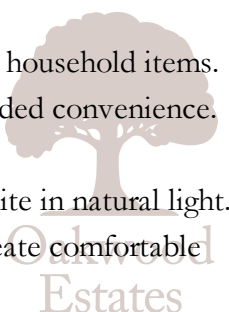
Oakwood Estate is thrilled to introduce this charming two-bedroom ground floor maisonette to the market. Conveniently located just a brief stroll away from local shops, amenities, parks, and a sports centre, this property is ideal for those seeking both comfort and convenience. It features include a cosy sitting room, a spacious kitchen/dining area, two bedrooms, a family bathroom and separate W.C, a private garden and Garage.

Upon entering the hallway, you're welcomed into a bright and spacious reception lounge with laminate flooring and large double-glazed windows that fill the room with natural light, creating a warm and inviting setting. Ideal for both relaxing and entertaining, this room also benefits from a generous storage cupboard to help keep the space organised and clutter-free.

At the heart of the home is the well-appointed kitchen, complete with a tiled splashback, stainless steel sink and drainer, and space for all essential appliances including a freestanding cooker, washing machine, and fridge freezer. There's also room for a kitchen table and chairs, making it a perfect space for casual meals or morning coffee.

Further along the hallway, another large storage cupboard provides excellent additional space for household items. The fully tiled bathroom is stylish and well-maintained, complemented by a separate W.C. for added convenience.

The property offers two generously sized double bedrooms, both featuring large windows that invite in natural light. Each room provides ample space for freestanding furniture, allowing you to personalise and create comfortable bedroom retreats.



Property Information

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COUNCIL TAX BAND C £2172.35 PER YEAR
- 

PRIVATE GARDEN
- 

GROUND FLOOR
- 

GOOD SCHOOL CATCHMENT AREA
- 

GOOD TRANSPORT LINKS (M4 AND HEATHROW)
- 


LEASEHOLD -99 YEARS REMAINING
- 

GARAGE
- 

2 BEDROOM
- 


CLOSE TO LOCAL AMENITIES AND SHOPS
- 

NO SERVICE CHARGE, GROUND RENT £150 PER ANNUM



x2

Bedrooms




x1

Reception Rooms



x1

Bathrooms



x1

Parking Spaces



Y

Garden



Y

Garage

Rear Garden

The rear garden is in 2 sections with Patio, and Astro turfed areas patio, a low-maintenance, green space ideal for outdoor dining or relaxing, that’s perfect for children or pets. Small shrubs add a touch of greenery and character, and the entire garden is enclosed with fencing for privacy and security A garden shed provides practical storage for tools and outdoor equipment.

Garage

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

Tenure

Leasehold - 99 Years Remaining
Ground rent £150 per Year
No service charge

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.

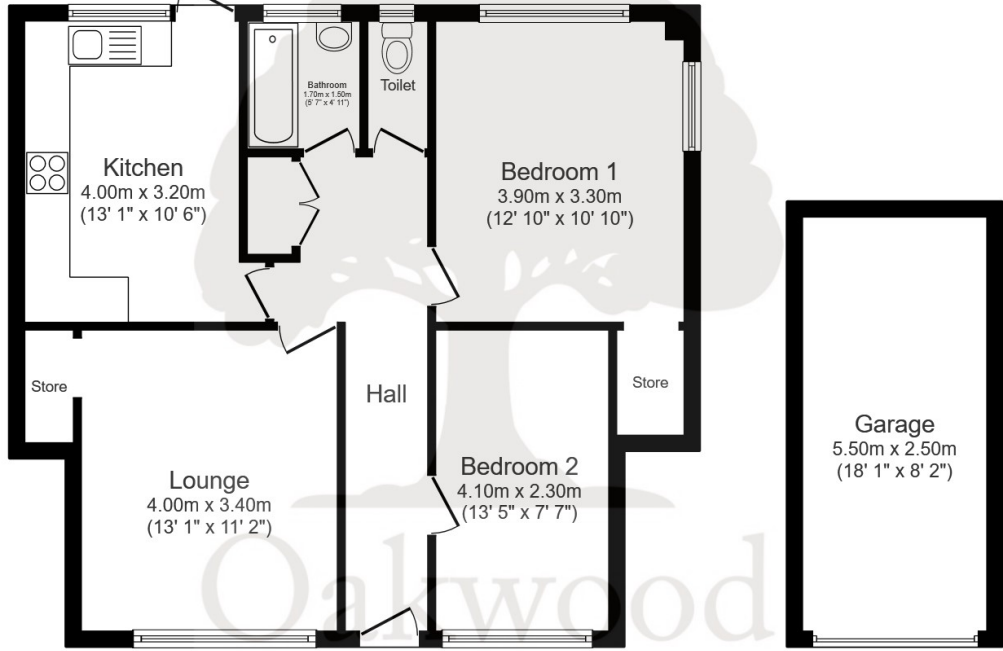
Travel Links

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

Floor Plan



Floor Plan

Floor area 66.4 sq.m. (715 sq.ft.)


Garage


Floor area 13.5 sq.m. (145 sq.ft.)

Total floor area: 79.9 sq.m. (860 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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