






Oakwood Estates is thrilled to showcase this charming three-bedroom semi-detached home nestled in one of the most sought-after streets in the Iver Heath/Pinewood area. Boasting a spacious garage and workshop, this property offers immense potential for extension, subject to planning permission. With ample parking space for at least three cars on the driveway, convenience meets practicality. Moreover, residents enjoy easy access to local amenities, schools, as well as nearby attractions such as Black Park and Pinewood Studios, all within a flat walking distance.






Upon entering the property through the porchway, you're greeted by windows offering views of the front aspect and a door leading to the hallway. The hallway itself boasts a window overlooking the side aspect, stairs ascending to the first floor, and entrances to the living room, dining room, and kitchen, all adorned with carpeting. The living room, measuring 10'5" x 15'0", showcases a sizable bay window with a front aspect view, a captivating feature fireplace, ample space for a three-piece suite, and a connecting door to the dining room, all complemented by carpeted flooring. Adjacent, the dining room, measuring 10'5" x 13'4", boasts pendant lighting, windows, and French doors opening onto the rear garden, another striking fireplace, room for a dining set, and matching carpeting. The kitchen, featuring windows and a door to the side aspect, hosts a blend of wall-mounted and base kitchen units, a built-in oven and gas hob with an overhead extractor fan, a sink with a mixer tap, and an adjoining entrance to the utility room. The utility room, illuminated by side windows, offers additional storage solutions with its wall-mounted and base units and leads to the WC, which includes a window overlooking the rear garden, a low-level WC, and a hand wash basin.

Moving to the first-floor landing, you'll find a window overlooking the side aspect, pendant lighting, and access to the three bedrooms and bathroom. Bedroom one spans 9'1" x 15'0", featuring pendant lighting, a front aspect window, a built-in wardrobe, space for a king-size bed, and laminate flooring. Bedroom two, measuring 10'1" x 11'4", includes pendant lighting, a rear aspect window, a built-in wardrobe, space for a king-size bed, and laminate flooring. Bedroom three offers pendant lighting, a front aspect window, space for a single bed, and carpeted flooring. Completing the layout, the family bathroom is fully tiled and includes a frosted window with a rear aspect view, a low-level WC, a hand wash basin, and a bath equipped with a shower attachment.

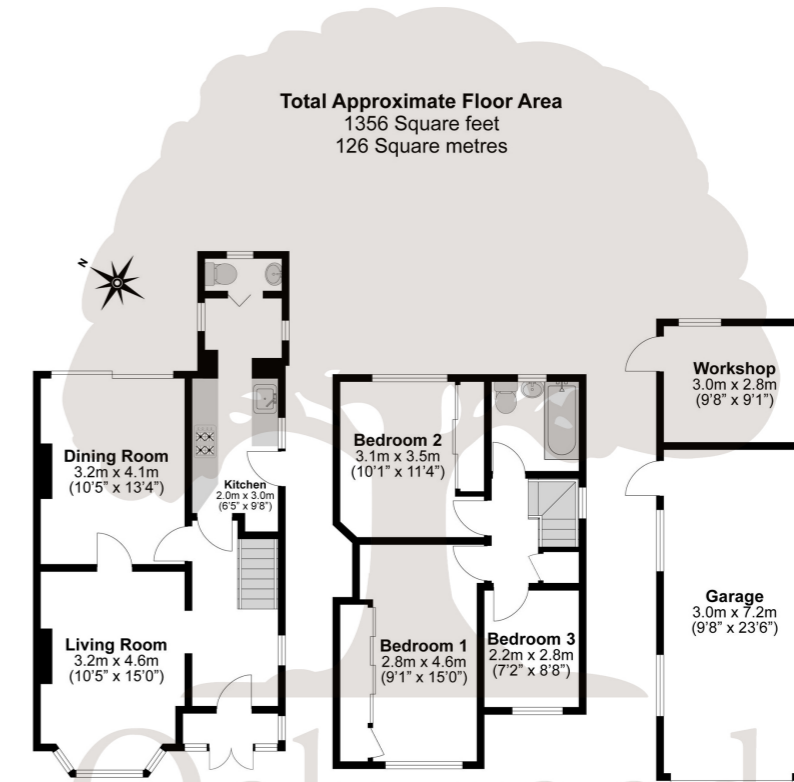




-  FREEHOLD PROPERTY
-  NO CHAIN
-  GOOD SIZE REAR GARDEN
-  TWO RECEPTIONS
-  GARAGE AND WORKSHOP

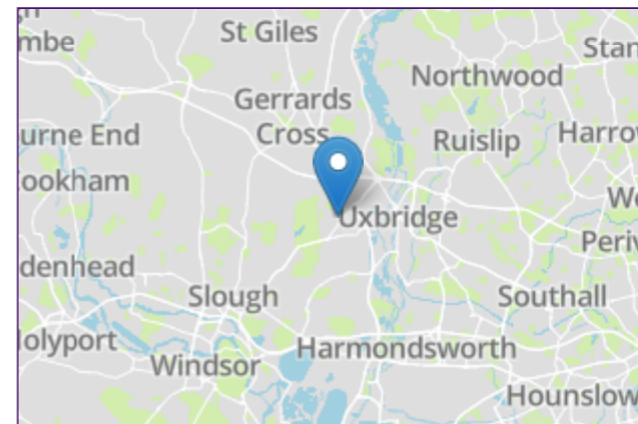
-  COUNCIL TAX BAND E (£2,660 P/YR)
-  POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
-  THREE BEDROOMS
-  GREAT SCHOOL CATCHMENT AREA
-  CLOSE TO LOCAL AMENITIES

					
x3	x2	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



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.



**Garage**

The garage measures 9'8" x 23'6" and is equipped with an up-and-over door, windows providing views of the rear garden, and a door granting access to the same garden.

**Workshop**

The workshop spans 9'8" x 9'1" and includes a window overlooking the garden along with a door.

**Tenure**

Freehold

**Council Tax Band**

Band E (£2,660 p/yr)

**Plot/Land Area**

0.12 Acres (485.00 Sq.M.)

**Mobile Coverage**

5G Voice & 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.

**Transport Links**

Conveniently situated within proximity, Uxbridge Underground Station stands at a distance of 1.96 miles, offering accessible transport links. Just slightly farther, Iver Rail Station lies at 2.62 miles, followed closely by Denham Rail Station at 2.59 miles, providing alternative commuting options. For travellers, Heathrow Airport stands at a reachable distance of 10.2 miles, facilitating easy access to domestic and international flights. Additionally, major road networks including the M40, located 2 miles away, and the M25, positioned 3 miles distant, ensure efficient connectivity for motorists, enhancing overall accessibility to various destinations.

**Schools**

Within the vicinity, several educational institutions cater to diverse academic needs. These 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 numerous others, ensuring a wide range of educational opportunities for students at various stages of their learning journey.