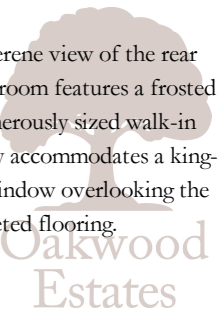




Oakwood Estates is thrilled to introduce this expanded three-bedroom home with two reception areas and an open-plan kitchen and dining space, now available on the market. Nestled in the serene and sought-after cul-de-sac known as "The Close," this property boasts several enticing features. It includes a convenient downstairs WC, ample parking space for a minimum of two vehicles, and a fully enclosed garden with a generously sized garden shed, which presents the possibility of conversion into a home office or gym. Furthermore, there is potential for extension, subject to obtaining the necessary planning permissions. This residence is ideally located, just a short stroll away from local schools and shops, adding to its appeal. Additionally, it's worth noting that this property is offered without any onward chain, making it an even more attractive prospect.

Upon entering the residence, you are greeted by a spacious and inviting entrance hallway. This welcoming space includes a staircase ascending to the first floor, doors providing access to the living room and an inner hallway, a window that bathes the area in natural light, and gleaming hardwood flooring that gracefully extends into the inner hallway and living room. The living room is a charming haven, adorned with a substantial bay window that offers delightful views of the front aspect. A captivating feature fireplace serves as the room's focal point, while the generous space accommodates substantial living room furnishings. The addition of elegant French Blinds enhances the ambience. Moving through the inner hallway, you'll find convenient storage space beneath the staircase, and to the right, a doorway leading to the downstairs WC. This well-appointed facility is equipped with a window overlooking the side aspect, a low-level WC, and a hand wash basin featuring a mixer tap and a vanity unit below. The open-plan kitchen and dining area, measuring an impressive 20'4" x 9'8", beckons with ample room for a dining table and chairs. French doors lead out to the patio, connecting the indoors to the charming rear garden. The space is adorned with a mix of wall-mounted and base shaker-style kitchen units, a double stainless steel sink boasting a mixer tap, a four-ring gas hob with an overhead extractor fan, integrated appliances including a dishwasher, oven, and grill, and elegant granite countertops. An adjoining sitting area or snug presents the ideal spot for a play area or home office.

The first floor accommodates three bedrooms and a family shower room. Bedroom two, situated on the left-hand side, offers a serene view of the rear garden, sufficient space for a king-size bed and bedside tables, and soft carpet underfoot. Across the hallway, the fully tiled shower room features a frosted window overlooking the side aspect, a low-level WC, a hand wash basin with a mixer tap and a vanity unit below, as well as a generously sized walk-in shower cubicle. Bedroom one, a spacious retreat, enjoys the benefit of a large bay window with a front aspect view. This room easily accommodates a king-size bed and bedside tables and includes a built-in wardrobe, all finished with comfortable carpeting. The third bedroom, with a window overlooking the front aspect, offers space for a double bed and bedside tables, along with the convenience of a fitted wardrobe and carpeted flooring.

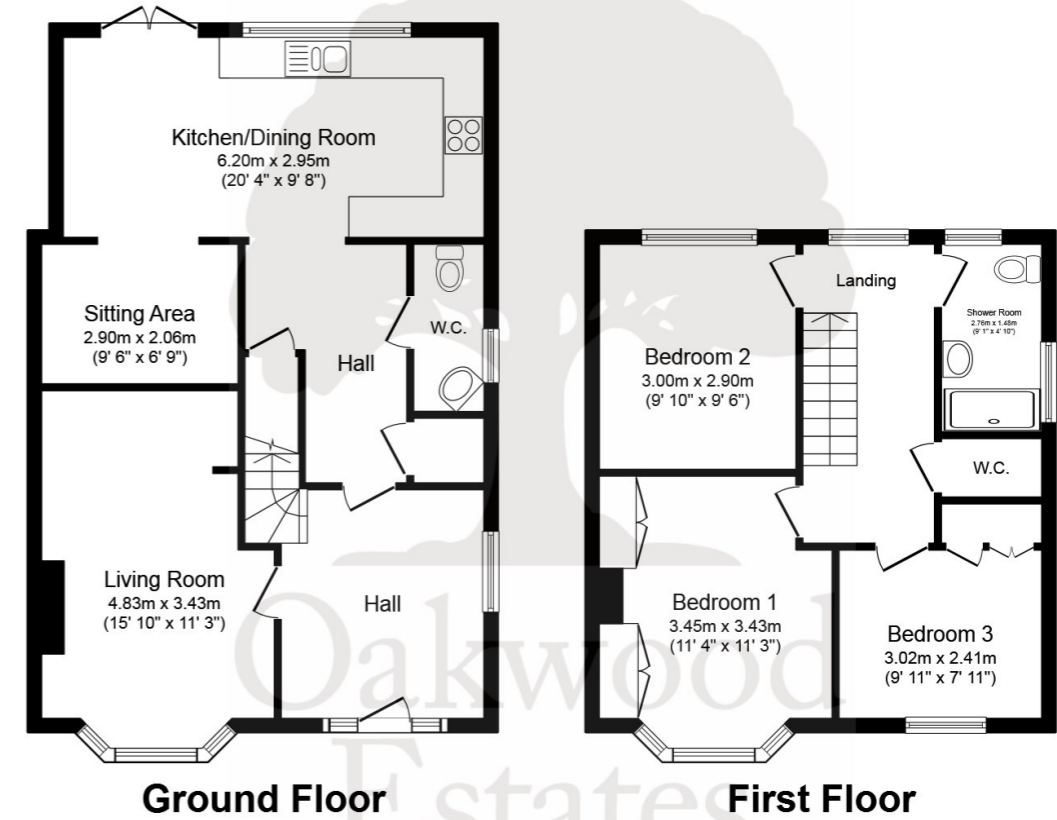


## Property Information

-  FREEHOLD
-  PLOT/LAND AREA 0.08 ACRES (337.00 SQ.M.)
-  TWO RECEPTIONS
-  NO ONWARD CHAIN
-  ENCLOSE REAR GARDEN
-  COUNCIL TAX BAND E (£2,660 P/YR)
-  THREE BEDROOMS
-  OPENPLAN LIVING/DINING ROOM
-  POTENTIAL TO EXTEND (S.T.P.P)
-  CLOSE TO AMENITIES/SCHOOLS

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

## Floor Plan



Total floor area 111.5 sq.m. (1,200 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

### Front Aspect

At the front of the property, you'll find a spacious driveway that easily accommodates parking for a minimum of two cars. Access to the rear garden is facilitated by double wooden gates. A welcoming path leads to the porch, bordered by a well-kept expanse of lawn and mature plantings. Additionally, there is a sturdy brick-built wall to the front, a hedge to the left, and a fence on the right-hand side, ensuring both privacy and aesthetic appeal.

### The Rear Garden

The rear garden is completely enclosed, making it an ideal space for families with young children and pets. It boasts an expansive patio area, perfect for hosting barbecues or setting up a table and chairs for outdoor dining. Towards the rear of the garden, there is a substantial garden shed that offers the potential for conversion into a home office or gym. The space also includes a lush lawn and well-established plantings, enhancing its overall charm and functionality.

### Side Aspect

Adjacent to the property, beyond the wooden gates, there is a generously sized area with the potential for expansion, subject to the acquisition of proper planning permissions.

### Tenure

Freehold

### Council Tax Band

Council tax band  
E (£2,660 p/yr)

### Plot/Land Area

0.08 Acres (337.00 Sq.M.)

### Mobile Coverage

5G voice and data

### Internet Speed

Ultrafast

### Schools

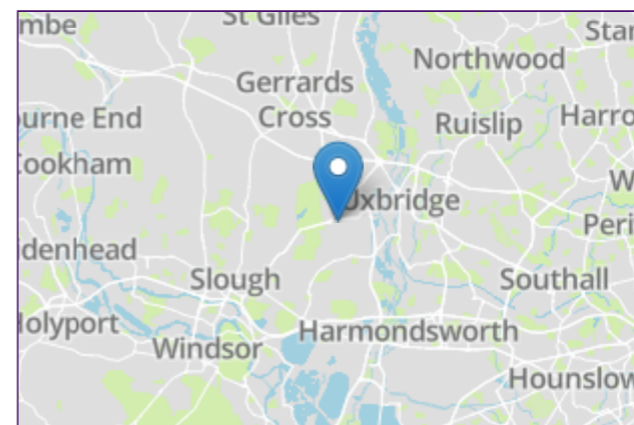
The Iver Village Junior School  
Iver Village Infant School  
The Chalfonts Community College  
Burnham Grammar School  
Beaconsfield High School  
John Hampden Grammar School  
Langley Grammar School  
Plus many more.

### Transport

Iver Station - 2.03 miles  
Uxbridge Underground Station - 2.11 miles  
West Drayton Station - 2.85 miles  
Denham Station - 3.18 miles

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			