

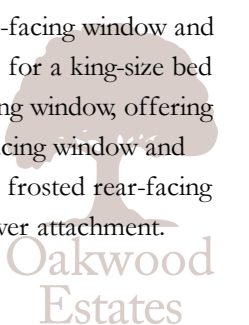


Oakwood Estates is delighted to present this impeccably maintained, spacious three-bedroom, two-reception semi-detached property to the market. It boasts a sizable conservatory, an expansive southwest-facing rear garden, a generously proportioned garage, and substantial development potential for a two-floor side extension, a ground-floor rear extension, and an outbuilding at the end of the garden (subject to planning permission). The property offers convenient access to local schools, amenities, and travel links.

Additionally, a spacious driveway accommodates multiple cars.

Upon entering the property through the main entrance hallway, you're greeted by carpeted floors, stairs ascending to the first floor, a side-facing window, built-in storage, and doors leading to both the kitchen and living room. The living/dining area, spanning 10'1" x 23'2", boasts a sizable front-facing window, offering ample natural light. This versatile space accommodates a dining table and chairs, living room furniture, a featured fireplace, and a sliding door leading to the conservatory. The conservatory itself is adorned with ceramic tiled flooring, French doors opening to the patio, and a generous room for either living or dining furniture. The well-equipped kitchen includes an array of wall-mounted and base units, a tiled splashback, sink and drainer with a mixer tap, space for a range-style oven and hob, under-counter fridge/freezer, dishwasher, a frosted side-facing window, and a door and window providing access to the patio.

Ascending to the first floor, you'll find three bedrooms and the family bathroom. The landing, featuring a side-facing window and fitted storage, is spacious. Bedroom one, measuring 9'8" x 12'8", offers views of the rear garden, ample space for a king-size bed and bedside tables, wardrobe storage, and carpeted floors. Bedroom two, sized 9'8" x 9'8", enjoys a front-facing window, offering space for a king-size bed, bedside tables, a wardrobe, and carpeted floors. Bedroom three includes a side-facing window and provides room for a single bed, wardrobe, and features carpeted floors. The fully tiled bathroom showcases a frosted rear-facing window, a low-level WC, a hand wash basin with a mixer tap and vanity unit below, and a bath with a shower attachment.



# Property Information

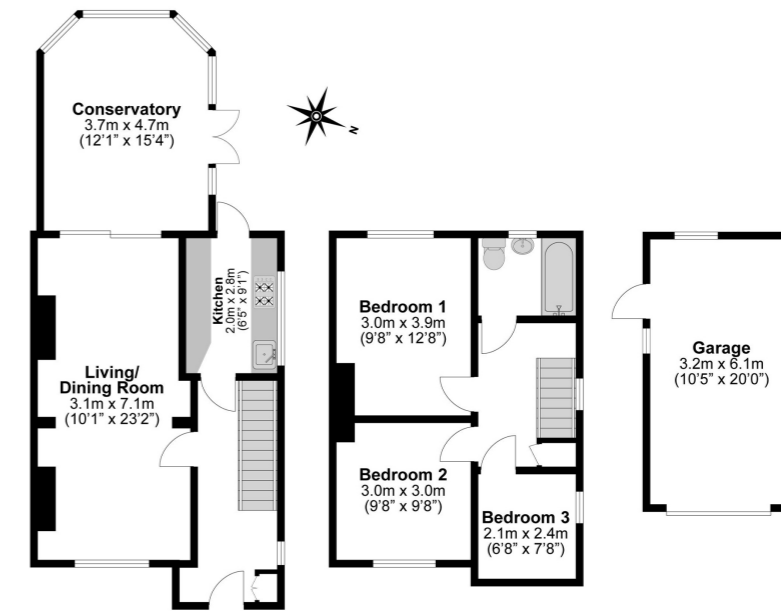
-  FREEHOLD
-  THREE BEDROOMS
-  CONSERVATORY
-  PARKING FOR SEVERAL CARS
-  SOUTH WEST FACING GARDEN
-  COUNCIL TAX BAND E (£2,660 P/YR)
-  TWO RECEPTION ROOMS
-  LARGE GARAGE
-  POTENTIAL TO EXTEND (S.T.P.P)
-  WALKING DISTANCE TO LOCAL SCHOOLS & AMENITIES

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x3   | x1  | x1  | x3  | Y   | Y   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |

# Floor Plan

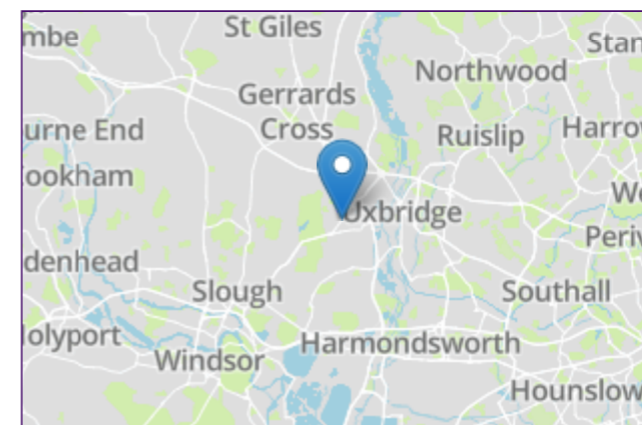


**Total Approximate Floor Area**  
1313 Square feet  
122 Square metres



**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 |                         |           |
| (81-91)                                     | B |                         | 88        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 64                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

## Front Of House

At the property's forefront, a spacious driveway accommodates parking for several cars and grants access to both the garage and the rear garden. A pathway leads to the front door, surrounded by a well-maintained lawned area. The garden is defined by a boundary wall at the front and the left-hand side, complemented by mature plantings.

## Rear Garden

The rear garden consists of a partially lawned area and includes an expansive patio, perfect for a BBQ and outdoor dining setup. Fully enclosed, the garden provides a secure space suitable for children and pets. Additionally, there is a greenhouse, a garden shed, and well-established mature plantings.

## Tenure

Freehold

## Council Tax Band

Band E (£2,660 p/yr)

## Plot/Land Area

0.09 Acres (362.00 Sq.M.)

## 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.

## School Catchment

Iver Heath Infant School and Nursery - 0.18 miles  
Iver Heath Junior School - 0.31 miles  
The Chalfonts Community College - 5.51 miles  
Burnham Grammar School - 5.9 miles  
Beaconsfield High School - 7.01 miles  
John Hampden Grammar School - 11.97 miles  
Plus many more.

## Transport Links

Uxbridge Underground Station - 2.05 miles  
Iver Rail Station - 2.26 miles  
Denham Rail Station - 2.95 miles  
Heathrow Airport - 10.2 miles  
M40 - 2 miles  
M25 - 3 miles