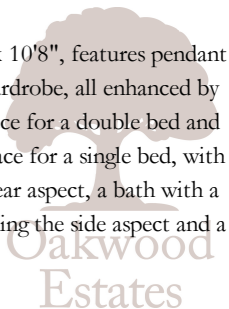




Oakwood Estates is delighted to present this generously proportioned semi-detached property, featuring three bedrooms, three reception rooms, and a well-appointed bathroom. Tucked away in the highly sought-after cul-de-sac of "Coopers Row," this residence is a rare find, especially with the convenience of being offered with no onward chain, facilitating a swift purchase process. Moreover, this home boasts desirable amenities such as a garage for parking convenience and a fully enclosed south-facing rear garden, providing a tranquil outdoor space for relaxation and recreation. Furthermore, there's the exciting prospect of expanding the property further, pending approval through the appropriate planning channels. Beyond the confines of the property, residents will appreciate the excellent accessibility to nearby motorways M40 and M25, enhancing connectivity to various destinations. Additionally, families will benefit from the property's location within the catchment area of local grammar schools, providing access to quality education opportunities for children. This combination of features makes this property an exceptional opportunity for discerning buyers seeking both comfort and convenience in their next home.

Upon entering the property, we step through the entrance porchway, which leads into the hallway. The hallway is illuminated by pendant lighting and features stairs ascending to the first floor, with doors branching off to the Living/Dining Room and Kitchen, alongside an understairs cupboard. The spacious open-plan living/dining room, measuring 23'7" x 11'10", offers ample space for relaxation and entertaining. It boasts pendant lighting, a bay window overlooking the front aspect, a charming feature fireplace, and room for a dining table and chairs. Sliding doors provide access to the extension, which comprises a room with its own window and sliding doors leading out to the rear garden. Additionally, this extension includes a door to the side access, a wall-mounted boiler, space for a washing machine, and a doorway back to the kitchen. In the kitchen, pendant lighting illuminates the space, which features a window overlooking the side aspect. A combination of wall-mounted and base shaker kitchen units offers ample storage, complemented by a sink and drainer with a mixer tap. There's provision for a range-style oven, and the floor is tiled for practicality.

Ascending to the first floor, we find doors leading to the three bedrooms, bathroom, and separate WC. Bedroom one, sized 13'1" x 10'8", features pendant lighting, a bay window with views of the front aspect, space for a king-size bed and bedside tables, and room for a freestanding wardrobe, all enhanced by carpet flooring. Bedroom two, measuring 10'10" x 10'2", offers pendant lighting, a window overlooking the rear garden, and space for a double bed and bedside tables, also carpeted for comfort. Bedroom three boasts pendant lighting, a window with views of the front aspect, and space for a single bed, with carpet flooring completing the cosy ambience. The family bathroom is fully tiled and includes a frosted window overlooking the rear aspect, a bath with a shower attachment, and a handwash basin with a mixer tap and a vanity unit below. Adjacent, the WC features a window overlooking the side aspect and a low-level WC for convenience.



## Property Information

-  **FREEHOLD PROPERTY**
-  **NO CHAIN**
-  **GARAGE & DRIVEWAY PARKING**
-  **SOUTH FACING REAR GARDEN**
-  **CLOSE MOTORWAY NETWORKS**
-  **COUNCIL TAX BAND E (£2,794 P/YR)**
-  **THREE BEDROOMS**
-  **OPENPLAN LIVING/DINING ROOM**
-  **GOOD SCHOOL CATCHMENT AREA**
-  **CUL DE SAC LOCATION**

					
<b>x3</b>	<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>Y</b>	<b>Y</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

### Front Of House

Situated at the front of the property is a spacious driveway providing convenient access to the garage, offering ample parking space for vehicles. A well-defined pathway guides visitors to the inviting front door, bordered by a low-level wall on the right-hand side for added aesthetic appeal and security. On the left-hand side, a neatly trimmed hedge enhances the boundary, contributing to the property's privacy and charm. Additionally, a lush lawn, centred with a bush, adds a touch of greenery and character to the frontage, creating a welcoming atmosphere for residents and guests alike.

### Rear Garden

The rear garden is thoughtfully designed, and fully enclosed to ensure a safe and secure environment, perfect for both pets and children to enjoy freely. Its south-facing orientation ensures abundant sunshine throughout the day, enhancing the appeal of outdoor activities and relaxation. The garden features two distinct patio areas, strategically positioned for convenience and versatility—one adjacent to the property, ideal for al fresco dining and entertaining, and another at the rear of the garden, offering a secluded spot for peaceful moments. Adding to the garden's charm are the mature plantings, which contribute to the lush greenery and provide visual interest throughout the seasons. A well-maintained lawn offers ample space for recreation and play, completing the outdoor oasis and providing a serene retreat for residents to unwind and connect with nature.

### Tenure

Freehold Property

### Council Tax Band

Band E (£2,794 p/yr)

### Potential Rental Value

£2,100 per month.

### Plot/Land Area

0.07 Acres (265.00 Sq.M)

### Mobile Coverage

5G voice and data

### Internet Speed

Ultrafast

### Transport Link

Located within close proximity, Iver Rail Station is conveniently situated just 1.75 miles away, providing easy access to rail transportation. Similarly, Uxbridge Underground Station is a short distance of 2.21 miles, offering further commuting options via the underground network. For additional travel connections, Denham Rail Station is located 3.44 miles away, providing convenient access to various destinations.

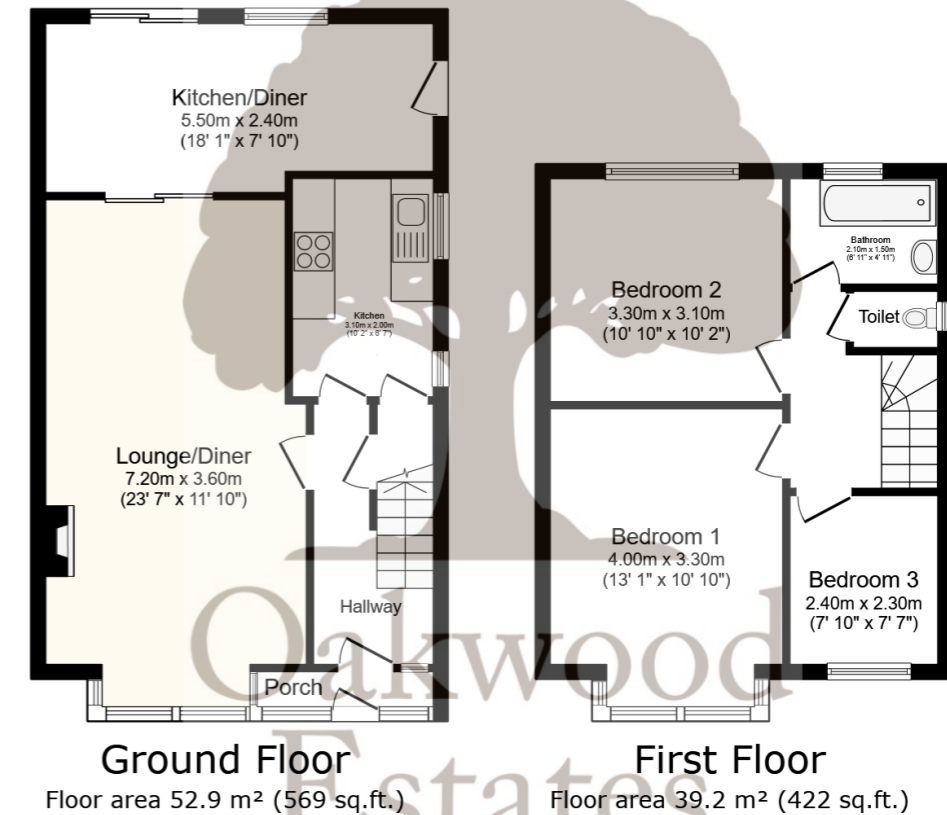
### Schools

Several educational institutions serve the area, catering to a diverse range of educational needs and preferences. These include The Iver Village Junior School and Iver Village Infant School, providing foundational education for younger students. For older students, options include The Chalfonts Community College, Bumham Grammar School, Beaconsfield High School, John Hampden Grammar School, Langley Grammar School, among numerous others, ensuring access to quality education across various age groups and academic levels.

### Local 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.

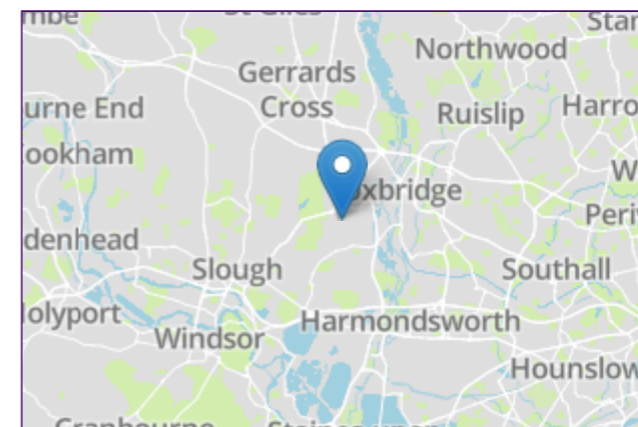
## Floor Plan



TOTAL: 92.1 m<sup>2</sup> (991 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
<small>Very energy efficient - lower running costs</small>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<b>England, Scotland &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	