



**SIMMONS & SON**



**Heatherden Green, Iver, SL0 0PZ**

**Price Guide £340,000 Freehold**

Nestled in the quiet cul-de-sac of Heatherden Green, this semi-detached bungalow offers a warm and inviting atmosphere. The property has been meticulously maintained and features a traditional layout with a comfortable reception room and two well-proportioned bedrooms.

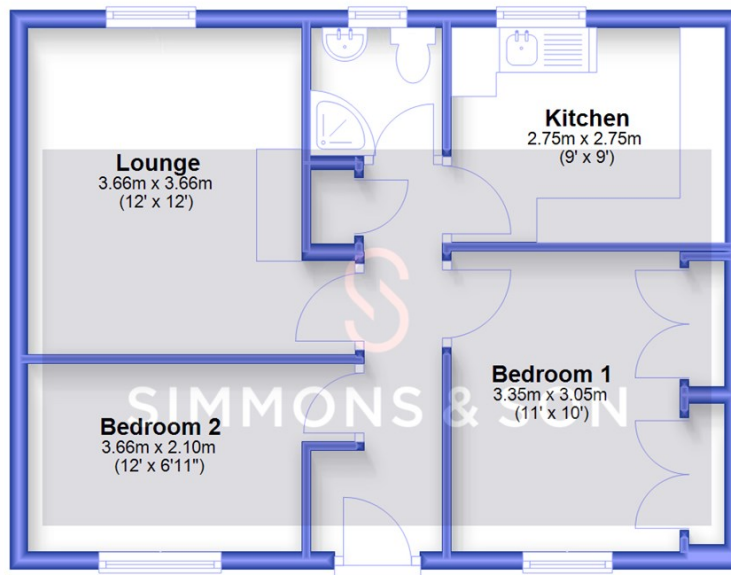
The standout feature is the beautiful, established private garden—a true outdoor retreat with side pedestrian access. Ideally situated for those who value both peace and connectivity, the home offers easy access to the M40 & M25 Motorways. Offered with no onward chain, this is a fantastic opportunity for a buyer looking for a solid, characterful home in a prime location.



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## Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.

Plan produced using PlanUp.

- Two Bedroom Semi Detached Bungalow
- No Onward Chain
- Private Rear Garden
- Well Presented Throughout
- Freehold
- Within Walking Distance to Local Amenities
- Quiet Residential Area
- Close to Local Amenities & Transport Links
- Council Tax Band : D
- EPC : TBC



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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