













Oakwood Estates is thrilled to showcase this impeccably presented four-bedroom, two-reception, two-bathroom property now available in the market. Nestled in a sought-after and tranquil cul-de-sac, the property offers superb access to local schools, amenities, and travel links. The property boasts driveway parking for multiple cars, a single garage, and a fully enclosed rear garden, making it an ideal haven for children and pets alike.

We step into the entranceway which in turn leads to the main dining area of the property, measuring 14'1" x 17'0". This expansive space boasts stairs leading to the first floor, offering a generous layout for a large dining table and chairs. The area includes a window with a view of the side, doors connecting to the living room, garden, and kitchen, an under-stairs cupboard, and stylish wooden flooring. The living room, spanning 11'1" x 17' in size, features a striking bay window with French shutters overlooking the front aspect. Additional highlights include an exposed brick feature fireplace, French doors opening to the rear garden, ample space for living room furniture, and soft carpeting underfoot. The kitchen, also generously proportioned, showcases an array of shaker-style wall-mounted and base units. Tiled splashbacks complement the design, with windows offering views of the side and rear aspects. The kitchen is equipped with a stainless steel sink and drainer featuring a mixer tap, space for a freestanding cooker and hob, a refrigerator/freezer, and a utility area accommodating washing and drying machines. Tiled flooring completes the functional and stylish kitchen space. The adjacent WC, featuring a frosted window overlooking the lean-to, incorporates a low-level WC, a hand wash basin, and tiled flooring.

Ascending to the first floor reveals four bedrooms, a shower room, and a family bathroom. Bedroom One, measuring 12'8" x 11'1", presents a window with French shutters overlooking the front aspect, offering space for a king-size bed, built-in storage, and carpeted flooring. Bedroom Two, sized at 11'1" x 8'2", features a window with French shutters overlooking the front aspect, providing space for a king-size bed, built-in storage, and carpeted flooring. Bedroom Three, measuring 8'5" x 12'8", includes a window overlooking the rear garden, accommodating a king-size bed, bedside tables, wardrobe space, and carpeted flooring. Bedroom Four, sized 8'5" x 8'2", boasts a window overlooking the rear aspect and space for a single bed, complemented by carpeted flooring. The shower room is fully tiled and includes a window with a rear garden view, a shower cubicle, and a hand wash basin with a mixer tap. The family bathroom, also fully tiled, features a window overlooking the front aspect, a sink with a vanity unit below and above, a low-level WC, a bath, and a heated towel rail.

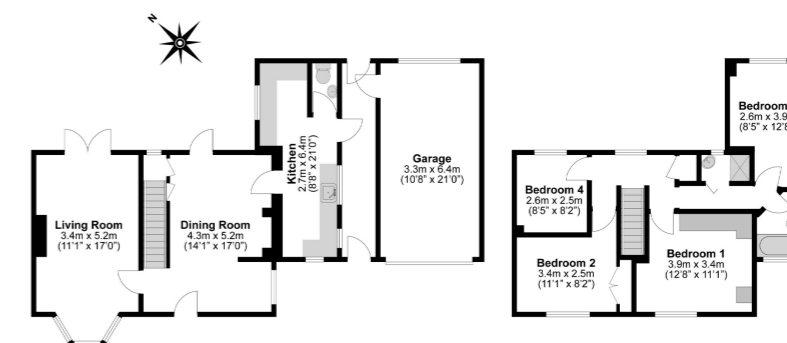


-  FREEHOLD
-  FOUR BEDROOMS
-  TWO BATHROOMS
-  ENCLOSE REAR GARDEN
-  CLOSE TO AMENITIES/SCHOOLS
-  COUNCIL TAX BAND D (£2,176 P/YR)
-  TWO RECEPTIONS
-  PARKING FOR SERVAL CARS
-  GARAGE
-  GREAT TRANSPORT LINKS



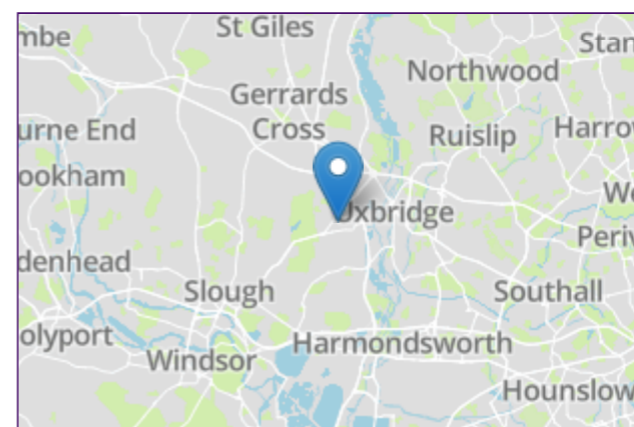
Total Approximate Floor Area
1646 Square feet
153 Square metres

					
x4	x2	x2	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.



Front Of House

The front garden showcases a spacious driveway with room for several cars, offering convenient access to both the garage and lean-to. A well-defined pathway leads to the front door, bordered by a brick wall adorned with iron railings. Enhancing the aesthetics, the front garden also features two lawned areas and mature planting, contributing to a welcoming and visually appealing outdoor space.

Rear Garden

The rear garden highlights a sizable patio, offering ample room for a table, chairs, and a BBQ. This outdoor space also includes a well-maintained lawn, a pathway leading to the summer house, a pergola, and mature vegetation, creating a harmonious and inviting atmosphere.

Tenure

Freehold

Council Tax Band

Band D (£2,176 p/yr)

Plot/Land Area

0.09 Acres (374.00 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
- Iver Heath Junior School
- The Chalfonts Community College
- Burnham Grammar School
- Beaconsfield High School
- John Hampden Grammar School
- Plus many more.

Transport Links

- Uxbridge Underground Station - 2 miles
- Iver Rail Station - 2 miles
- Denham Rail Station - 2.95 miles
- Heathrow Airport - 10 miles
- M40 - 2 miles
- M25 - 3 miles