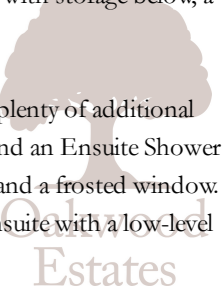




Oakwood Estates is delighted to offer for sale this recently renovated, four-bedroom detached chalet-style bungalow located in a desirable cul-de-sac. This stunning family home is immaculately presented and is positioned in the heart of Iver Heath Village. Perfectly suited for families, the property is within easy walking distance of Iver Heath Infant and Junior schools, as well as local shops and amenities. Langley Park and Black Park are also conveniently located just a mile away while the M40/M25/M4 motorways can be easily accessed for commuters. Furthermore, the nearby Iver and Langley stations are situated along the Crossrail line, while Uxbridge station provides access to both the Metropolitan and Piccadilly lines.

The property boasts an Entrance Hall with high ceilings and skylights above, featuring stairs leading up to the first floor and doors opening up to the Study/Bedroom 3, Bedroom 2, Living/Dining Room, and Family Bathroom. The Study/Bedroom 5 offers ample space for an office desk and storage, with a window overlooking the front aspect. Bedroom 4 includes double bed space, additional wardrobe space, and a window overlooking the front aspect. The Living/Dining area is spacious and grants access into the Kitchen, furnished with grey hardwood effect tiled flooring, windows to two aspects, and patio doors leading to the rear garden. The open-plan Kitchen/Breakfast room features a vaulted ceiling with skylights and beautiful wood beams, a mixture of eye-level and base kitchen units, integrated appliances, stainless steel sink and drainer with mixer tap, tiled flooring, windows to two aspects, patio doors leading onto the rear garden, patio doors onto a courtyard, and a door leading to the Utility room. The Utility room includes the same units as the kitchen, a window overlooking the side aspect, stainless steel sink and drainer with mixer tap, and space for a washing machine and dryer. Bedroom 2 is sizeable with king-size bed space, a window overlooking the front aspect, and additional wardrobe space. The Family Bathroom is fully tiled and features a low-level WC, a hand wash basin with storage below, a Jacuzzi bath with a rain shower, and a frosted window overlooking the courtyard garden.

On the first floor, there are doors leading to Bedrooms 1 and 2. Bedroom 1 is spacious with super king-size bed space, plenty of additional wardrobe space, eaves storage, Velux windows overlooking the front aspect, a large window overlooking the rear garden, and an Ensuite Shower Room fully tiled, equipped with a low-level WC, hand wash basin with storage below, a walk-in shower, heated towel rail, and a frosted window. Bedroom 2 is also sizeable with fitted storage, double bed space, a Velux window overlooking the front aspect, and an Ensuite with a low-level WC, hand wash basin with storage below, shower cubicle, and frosted window.



Property Information

-  FREEHOLD
-  EPC - C
-  DETACHED
-  GARAGE
-  26FT LIVING ROOM
-  COUNCIL TAX - BAND F
-  FOUR BEDROOM
-  CHALET STYLE BUNGALOW
-  20FT KITCHEN/BREAKFAST ROOM
-  TWO ENSUITES

					
x4	x2	x3	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

Paved to provide off street parking for 4= vehicles, lawn area and wall/fenced border.

Rear Garden

A large L-shaped rear garden mainly laid to lawn, patio area, side gate leading to the driveway, and access into the garage.

Courtyard Garden

The courtyard garden is mainly laid to lawn, has a patio area, and has a summer house at the end of the garden.

Tenure

Freehold

Council Tax Band

Band - F £2,987 per year

Estimated Stamp Duty

First Time Buyer - £36,250

Moving Home - £36,250

Additional Property - £64,750

Broadband Connectivity

Ultrafast

Mobile Coverage

4G Voice and Data

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 to 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 - 0.2 miles

Iver Heath Junior School - 0.3 miles

The Chalfonts Community College - 5.51 miles

Burnham Grammar School - 5.9 miles

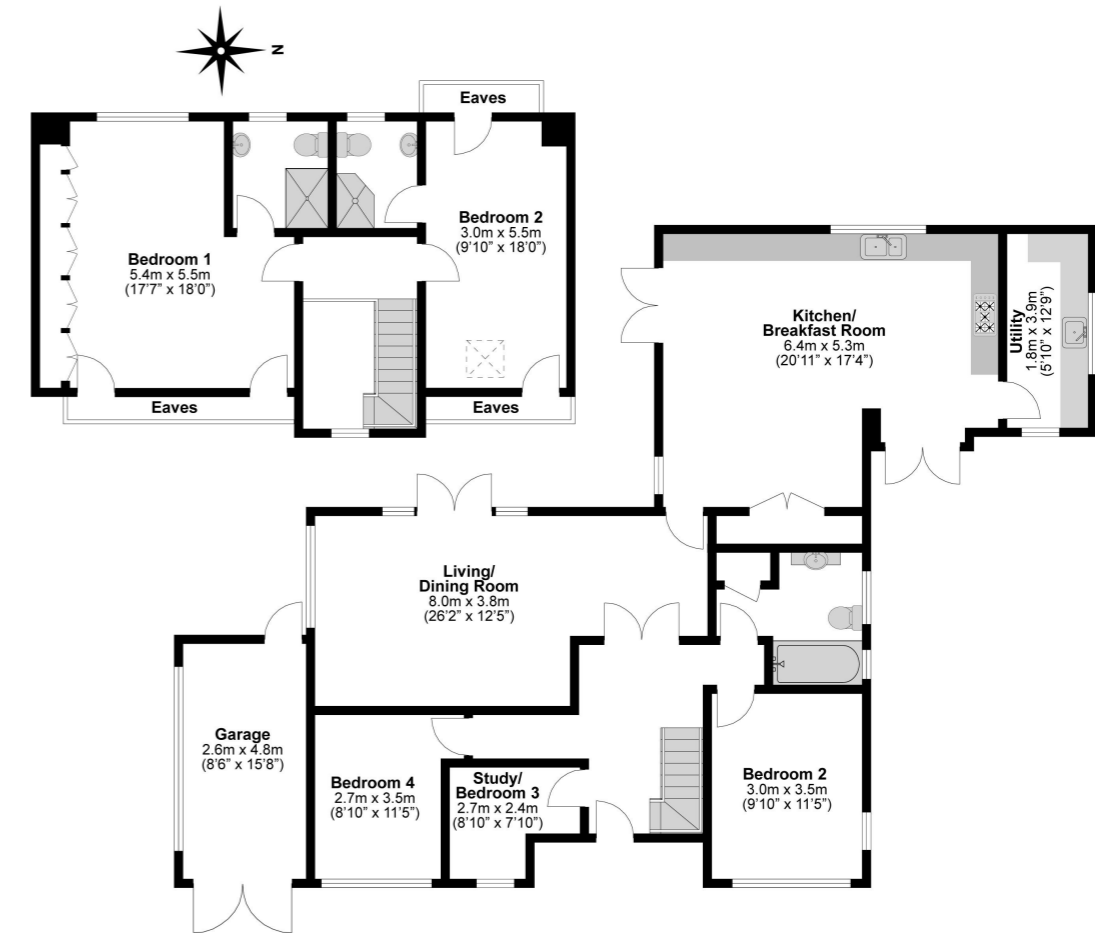
Beaconsfield High School - 7.01 miles

John Hampden Grammar School - 11.97 miles

Floor Plan

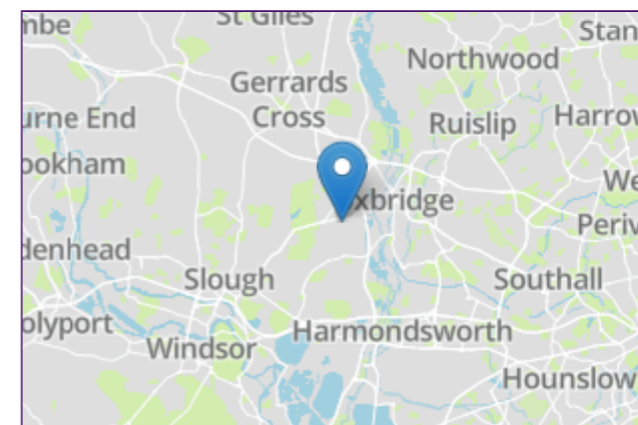


Total Approximate Floor Area
2378 Square feet
221 Square metres



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			
(92-100)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			