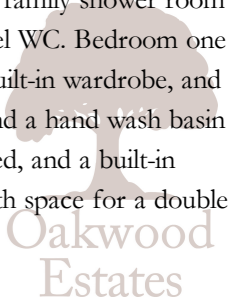














Oakwood Estates proudly offers this spacious three-bedroom, two-bathroom detached property featuring an open-plan Living/Dining Room. Boasting driveway parking for a minimum of three cars, along with a garage and a convenient store, this home also showcases a 130ft rear garden that extends to Greenbelt public fields. Positioned just a short drive from the M25 & M40 motorways, as well as Iver, Uxbridge, and Denham train stations, it enjoys easy access to local amenities. Additionally, it benefits from being in a sought-after school catchment area.

Upon entering the property, you're greeted by the entrance hallway, where stairs ascend to the first floor. The hallway boasts a side aspect window, a door leading to the kitchen, and a spacious opening to the open-plan Living/Dining Room, all adorned with elegant wood flooring. The Living/Dining Room is illuminated by pendant lighting and showcases a sizable bay window at the front, offering ample space for a large L-shaped sofa and a dining table. An adjoining opening leads to the kitchen area, which is generously sized and features a combination of spot and pendant lighting. French doors provide access to the rear garden, while the kitchen is equipped with numerous units, granite worktops, metro tile splashbacks, and a butler-style sink with a mixer tap. Additionally, there's provision for utility goods, a breakfast bar, and various appliances.

Moving upstairs to the first-floor landing, you'll find doors leading to the three bedrooms and family shower room. The landing is illuminated by pendant lighting and includes a window overlooking the side aspect, along with a loft hatch. The family shower room is fully tiled and boasts a frosted window, a walk-in shower, a hand wash basin with a vanity unit, and a low-level WC. Bedroom one is particularly spacious, featuring pendant lighting, a large window with views of the rear garden and fields, a built-in wardrobe, and an ensuite bathroom. The ensuite, also fully tiled, comprises a bath with shower attachment, a low-level WC, and a hand wash basin with a vanity unit. Bedroom two offers views of the front aspect, a fanlight, ample space for a king-size bed, and a built-in wardrobe. Finally, bedroom three enjoys dual-aspect windows, providing a bright and airy atmosphere, along with space for a double bed. All bedrooms are carpeted for comfort.



Property Information

-  FREEHOLD PROPERTY
-  FREE LOCAL BUS
-  OPENPLAN LIVING/DINING/FAMILY ROOM
-  GOOD SCHOOL CATCHMENT AREA
-  POTENTIAL TO EXTEND (S.T.P.P)
-  COUNCIL TAX BAND F (£3,302 P/YR)
-  THREE DOUBLE BEDROOMS
-  GARAGE & DRIVEWAY
-  134.5 FEET REAR GARDEN
-  PLOT 0.17 ACRES (679.00 SQ.M.)

					
x3	x2	x2	x6	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Freehold Property

Council Tax Band

Band - F (£3,302 p/yr)

Land/Plot Area

0.17 Acres (679.00 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.

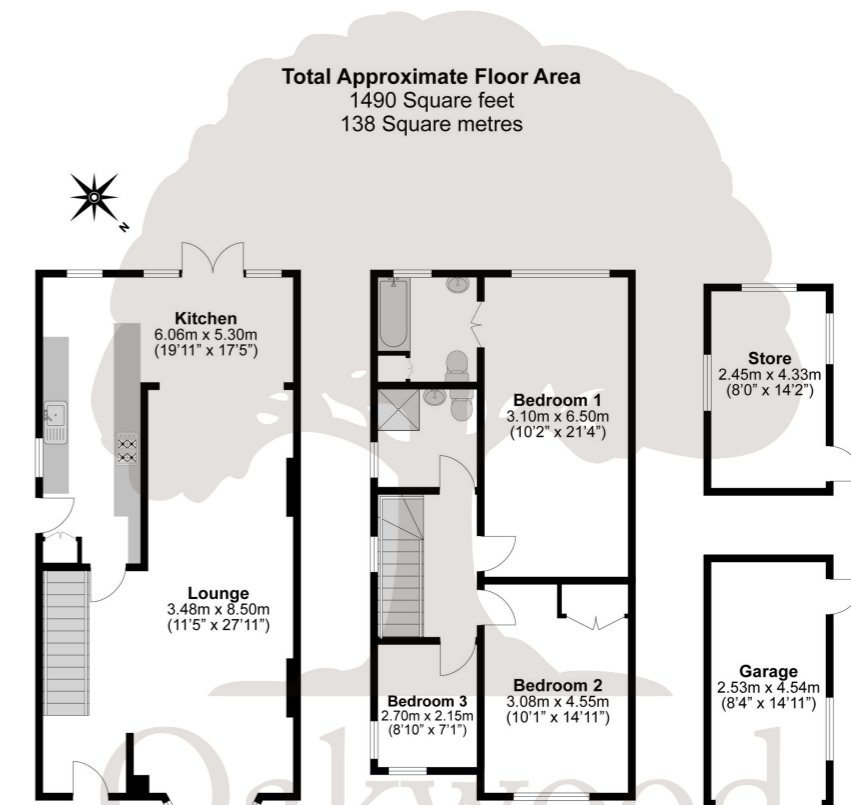
Transport Links

Conveniently situated within proximity, Uxbridge Underground Station stands at a distance of 1.96 miles, offering accessible transport links. Just slightly farther, Iver Rail Station lies at 2.62 miles, followed closely by Denham Rail Station at 2.59 miles, providing alternative commuting options. For travellers, Heathrow Airport stands at a reachable distance of 10.2 miles, facilitating easy access to domestic and international flights. Additionally, major road networks including the M40, located 2 miles away, and the M25, positioned 3 miles distant, ensure efficient connectivity for motorists, enhancing overall accessibility to various destinations.

Schools

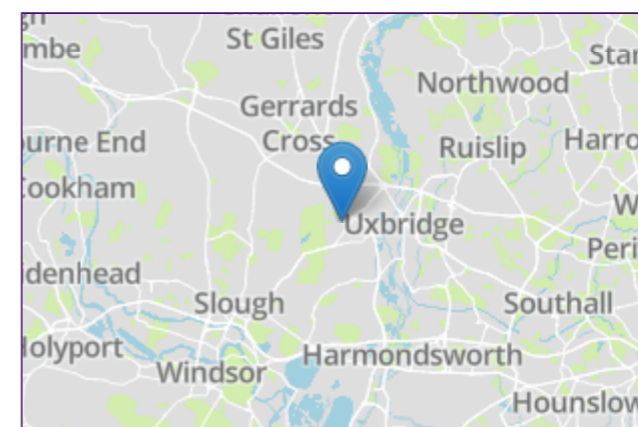
Within the vicinity, several educational institutions cater to diverse academic needs. These include Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, among numerous others, ensuring a wide range of educational opportunities for students at various stages of their learning journey.

Floor Plan



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		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	