












Oakwood Estates are pleased to present this delightful detached four bedroom, two bathroom, open plan living/dining room to the market for the first time in over thirty years. The property is situated within a quiet private drive comprising three properties. A stunning 90ft South facing rear garden. A large garage, a carport, and parking for two to three cars. The property also benefits from being just 0.2 miles from Iver Heath Infant school & Iver Heath Junior School, 2.7 miles to the A40, and 2.4 miles to Iver Station. Making this the ideal property for a family.

The property itself comprises of entrance porchway with access into the garage and an inner front door leading to the hallway. The hallway has doors leading to the living room, kitchen, dining room, WC, and stairs rising to the first floor. The downstairs cloakroom features a low-level WC, a hand wash basin with a mixer tap. The L-shaped open plan living/dining area is an impressive size, with a large window overlooking the front aspect, a feature fireplace, and dual sliding doors leading into the Conservatory. The Conservatory has windows to three aspects, tiled flooring, and sliding doors to two aspects. The kitchen provides a mixture of eye-level and base kitchen units, granite worktops, integrated appliances, stainless steel sink with a mixer tap, windows to the rear and side aspects, and a door leading to the side aspect. The first-floor landing provides access to the four double bedrooms and family bathroom. Bedroom one has a window overlooking the rear aspect, plenty of storage space, space for a king-size bed, a large ensuite shower room with a window overlooking the rear aspect, a low-level WC, hand wash basin with mixer tap and storage underneath, and a deluxe power shower. Bedroom two has a window overlooking the front aspect, space for a large double bed, and space for storage. Bedroom three has a window overlooking the front aspect, space for a double bed, and space for storage. Bedroom four with window overlooking the rear aspect, space for a double bed. The family bathroom features a low-level WC, jacuzzi bath, a hand wash basin with mixer tap and storage underneath, and a heated towel rail.



Property Information

-  FREE HOLD
-  FOUR DOUBLE BEDROOMS
-  90FT SOUTH FACING REAR GARDEN
-  TWO BATHROOM (1 EN-SUITE)
-  0.2 MILES TO THE INFANT & JUNIOR SCHOOLS
-  COUNCIL TAX BAND - G (£3,447 P/YR)
-  OPEN PLAN LIVING AND DINING AREA
-  PARKING FOR 3 TO 4 CARS
-  2131 SQUARE FEET
-  0.168 ACRES

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

Front Of House

Driveway parking for two to three cars, and access into the garage and lean-to.

Rear Garden

The rear garden is approx. 90ft in length and South facing, mainly laid to lawn, with a large patio area, beautiful landscaping, a shed, pergola, and a Wendy house.

Location

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.

Tenure

Freehold

Council Tax Band

G (£3,447 p/yr)

Plot/Land Area

0.15 Acres (624.00 Sq.M.)

Internal Area

2131 Square feet

198 Square meters

Transport

Uxbridge Underground Station - 1.8 mi

Iver Rail Station - 1.98 mi

Denham Rail Station - 3.02 mi

Heathrow Airport - 10.2 mi

M40 - 2.7 mi

M25 - 3.5 mi

Schools

Iver Heath Infant School and Nursery - 0.2 mi

Iver Heath Junior School - 0.3 mi

The Chalfonts Community College - 5.51 mi

Burnham Grammar School - 5.9 mi

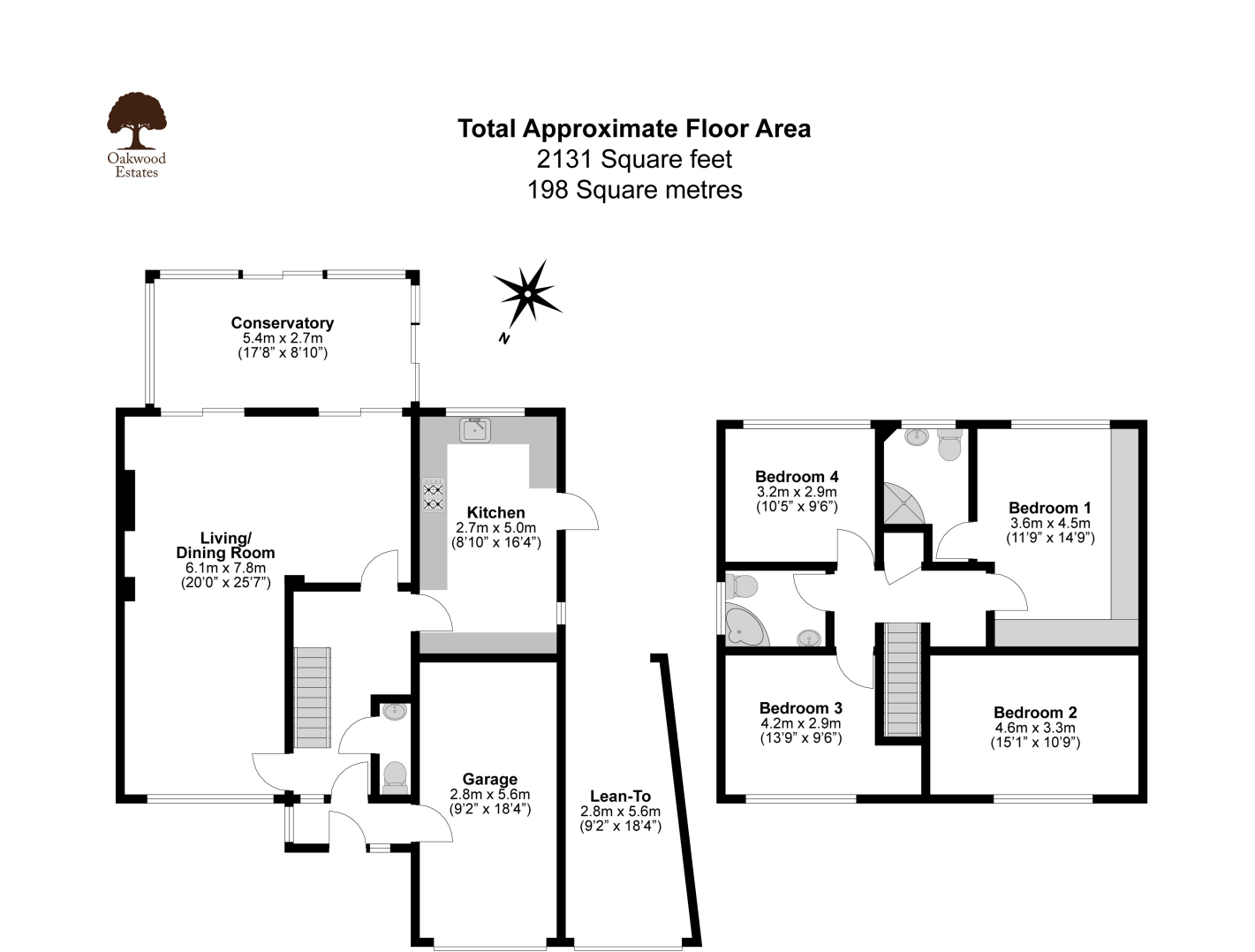
Beaconsfield High School - 7.01 mi

John Hampden Grammar School - 11.97 mi

Council Tax

Band G

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.

