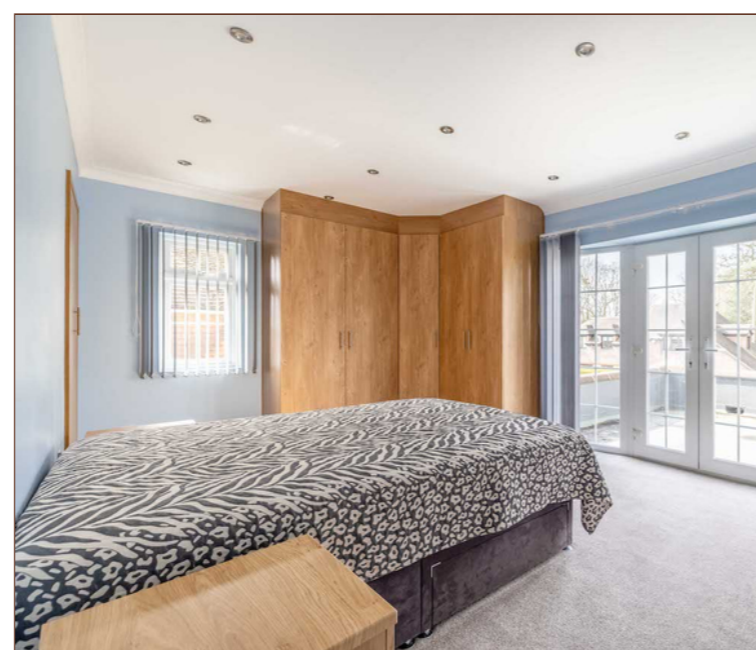
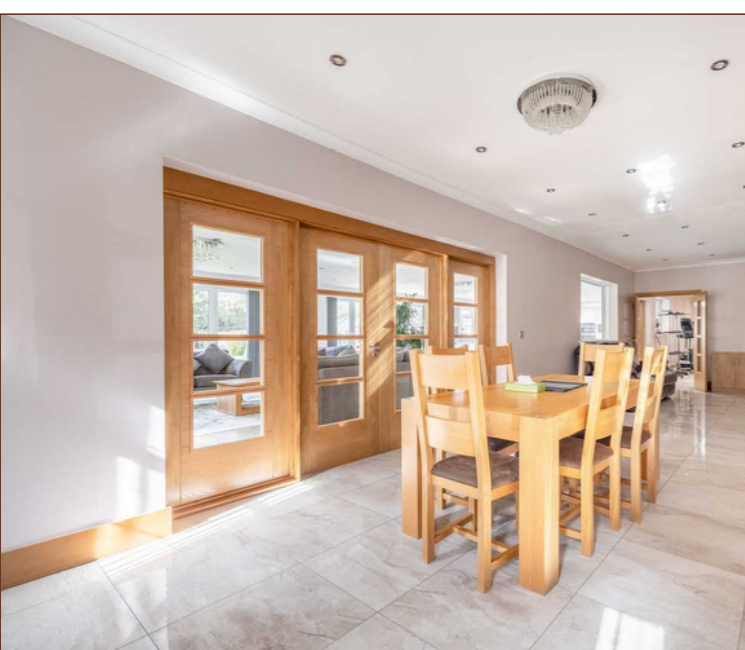




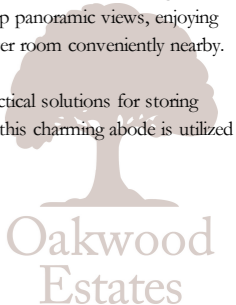
Oakwood Estates is thrilled to showcase this magnificent detached property to the market, boasting 6 bedrooms, 5 bathrooms, and 3 reception rooms. Nestled in a serene cul-de-sac, this property offers tranquility and privacy. Additionally, it comes with a garage, ample parking space for over 7 cars, and a generously sized rear garden with a potential plot at the end with access to Pinewood Road. The property is situated on an impressive plot of 0.327 Acres and has a huge potential to build another property at the rear of the garden (STPP), providing abundant space for outdoor activities and enjoyment. Its convenient location ensures easy access to transportation, Uxbridge Underground Station stands at a distance of 1.96 miles, Crossrail/Elizabeth train stations are also within close proximity with Langley Station just 3.1 miles away and Iver Station a mere 2.62 miles away, enhancing the property's accessibility and commuting options.



Upon arrival at the property, you are greeted by a hallway featuring tiled flooring and a striking modern oak and glass staircase. To the right, there is a fully tiled shower room and WC. On the left, double wooden glass doors lead into a family room boasting dual-aspect windows, tiled flooring, and fitted storage. Continuing through double doors, you enter a spacious dining/reception room showcasing an electric feature fire and offering access to the open-plan kitchen dining room. The expansive area measures 49'3" x 18'8" ft. Two sets of bifold doors effortlessly merge indoor and outdoor living, leading out to a patio where al fresco dining becomes a daily pleasure. At one end a fitted entertainment unit beckons relaxation, offering a cosy spot for seating and entertainment. Meanwhile, the other end hosts the heart of the home - the open kitchen area. Here, sleek base and wall units provide ample storage, while an expansive island offers not only additional workspace but also a sociable setting with space for bar stools. The kitchen boasts integrated appliances, including ovens, a microwave, and an American-style fridge freezer, as well as a gas hob and extractor fan, ensuring that cooking becomes a joy rather than a chore. A sink overlooks the rear garden, allowing you to enjoy the view while preparing meals or washing up. Continuing through the kitchen, you'll discover a utility room, thoughtfully equipped with base and wall units for storage, a sink positioned beneath the rear window, and a range oven. Space is provided for a washer dryer and fridge freezer, ensuring that practicalities are seamlessly integrated into the home's design. As you exit the kitchen and make your way back towards the front of the house, you'll find a versatile space being used as a gym area, a door accessing the garage, and a study. The study is thoughtfully designed with fitted storage and a desk area, offering a tranquil workspace with views overlooking the front garden.

Ascending the stairs, you'll discover five bedrooms and three bathrooms awaiting you. Bedroom 1 welcomes you with its cream carpeting, offering fitted storage, a dressing table, and the luxury of an en-suite bathroom, fully tiled and equipped with a three-piece suite. Bedroom 2, also graced with a front aspect window, provides fitted storage, a dressing table, and the convenience of an en-suite shower room. Bedroom 3 boasts fitted storage and enjoys ample natural light streaming in through its front aspect window. Bedroom 4 unveils a delightful surprise with its French doors leading out onto a generously proportioned balcony measuring 38'7" x 15'0 ft. Here, you can bask in the fresh air and soak up panoramic views, enjoying moments of relaxation or entertaining guests in style. Bedroom 5 provides a fitted wardrobe and ample space for a single bed, complemented by a tiled shower room conveniently nearby.

Continuing your journey upwards, you ascend to the loft, where Bedroom 6 awaits. Here, fitted storage seamlessly integrates into the space, providing practical solutions for storing belongings. An ensuite shower room adds a touch of luxury, while additional storage in the eaves maximizes the available space, ensuring that every corner of this charming abode is utilized to its fullest potential.



Property Information

-  **FREEHOLD**
-  **PLOT POTENTIAL (STPP)**
-  **6 BEDROOMS**
-  **GARAGE AND LARGE DRIVEWAY**
-  **ACCESS LINKS FOR M4/M25/M40**
-  **COUNCIL TAX BAND F (£3,144 P/YR)**
-  **CUL DE SAC LOCATION**
-  **5 BATHROOMS**
-  **GREAT SCHOOL CATCHMENT AREA**
-  **PLOT SIZE 0.327 ACRES**

					
x6	x3	x5	x7	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Garden

The front of the property boasts a spacious driveway that can accommodate parking for well over 7 cars. Additionally, there is easy access to the garage, offering ample space for parking and storage. The driveway also provides convenient access to the rear garden, making it easy to enjoy outdoor spaces. Furthermore, the front is beautifully adorned with a lawn and mature planting, enhancing the overall charm and appeal of the property.

Rear Garden

The rear garden is a delightful expanse featuring an expansive lawn area, providing ample space for outdoor activities. A Greenhouse and 2 sheds adds additional storage. Abundant mature planting surrounds the garden, creating a lush and inviting atmosphere. Additionally, a well-appointed patio area offers the perfect setting for garden parties and enjoyable BBQs, making it an ideal outdoor retreat for relaxation and entertainment.

Tenure

Freehold Property

Council Tax

Band F (£3,144 p/yr)

Plot/Land

Acres 0.327
1797.57 Sqft

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.

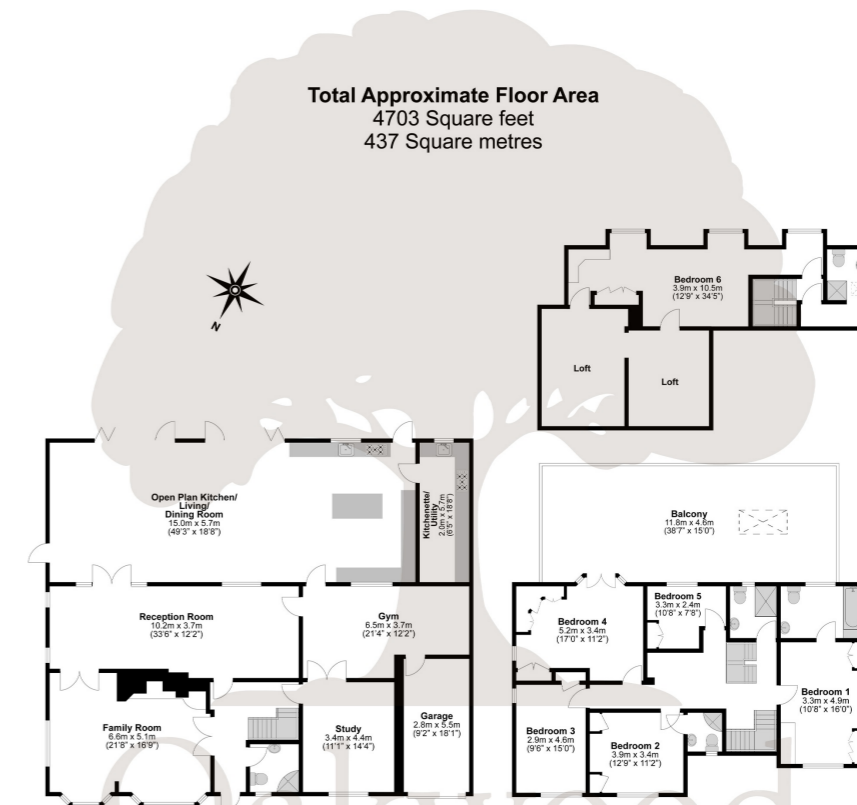
Schools

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.

Transport Links

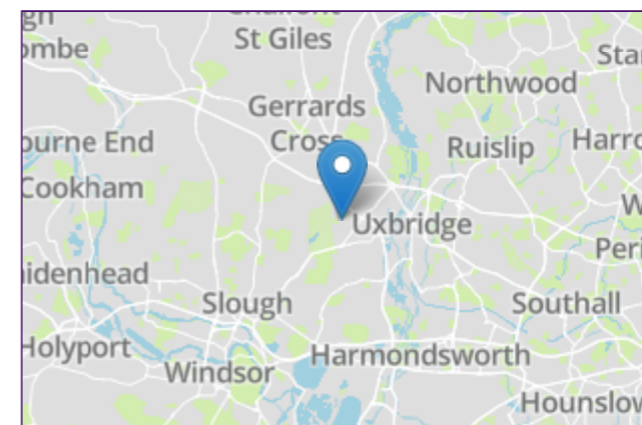
Conveniently situated within proximity, Uxbridge Underground Station stands at a distance of 1.96 miles, offering accessible transport links. Just slightly farther, Iver Rail Station lies at 2.62 miles, followed closely by Denham Rail Station at 2.59 miles, providing alternative commuting options. For travelers, 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

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	78	81
(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		