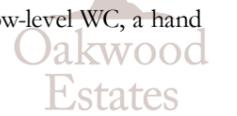




Oakwood Estates is thrilled to bring to the market this impressive 4-bedroom detached home, offering 2 bathrooms, a spacious sitting room, an open-plan kitchen/dining/family area, a garage, a downstairs WC, a utility room, and a fully enclosed rear garden. Nestled in a peaceful cul-de-sac in the heart of Iver Heath, the property is conveniently located near local schools, Flower Land, Evreham Sports Centre/Adult Learning Centre, as well as excellent motorway connections and Iver Station (Crossrail).

Upon entering the property, you are welcomed into a spacious entrance hallway featuring stairs leading to the first floor, downlighting, and doors to the WC, sitting room, and dining room. There is also an understairs storage cupboard, and the floor is carpeted. The WC includes a window with a front aspect view, a low-level toilet, and a hand wash basin. The sitting room offers a bright space with a window overlooking the front aspect, pendant lighting, a feature fireplace, and ample room for multiple sofas and a grand piano. The flooring is carpeted for added comfort. In the kitchen, a window looks out onto the garden, and the space is fitted with downlighting, a variety of wall-mounted and base units, a sink with a mixer tap, a double oven with gas hob and extractor, a dishwasher, a fridge/freezer, granite countertops, and wooden flooring. The family/dining room is perfect for entertaining, with two sets of French doors leading to the rear garden, a window with front aspect views, a combination of pendant and downlighting, and enough room for several sofas, a dining table, and chairs. The floor is carpeted.

Moving upstairs, the first floor hosts four bedrooms. The primary bedroom boasts a window overlooking the rear garden, pendant lighting, a built-in wardrobe, and space for a king-sized bed and bedside tables. It also includes an ensuite shower room with a low-level WC and hand wash basin. Bedroom two also overlooks the garden, featuring pendant lighting, space for a double bed, a built-in wardrobe, and carpet flooring. Bedroom three, with front aspect views, includes similar features—pendant lighting, a built-in wardrobe, and space for a double bed. Bedroom four also faces the front aspect, with pendant lighting, a built-in wardrobe, and carpet flooring. The family bathroom is fitted with a window to the side, a bath with shower attachment, a low-level WC, a hand wash basin with a mixer tap, a heated towel rail, and tiled flooring.

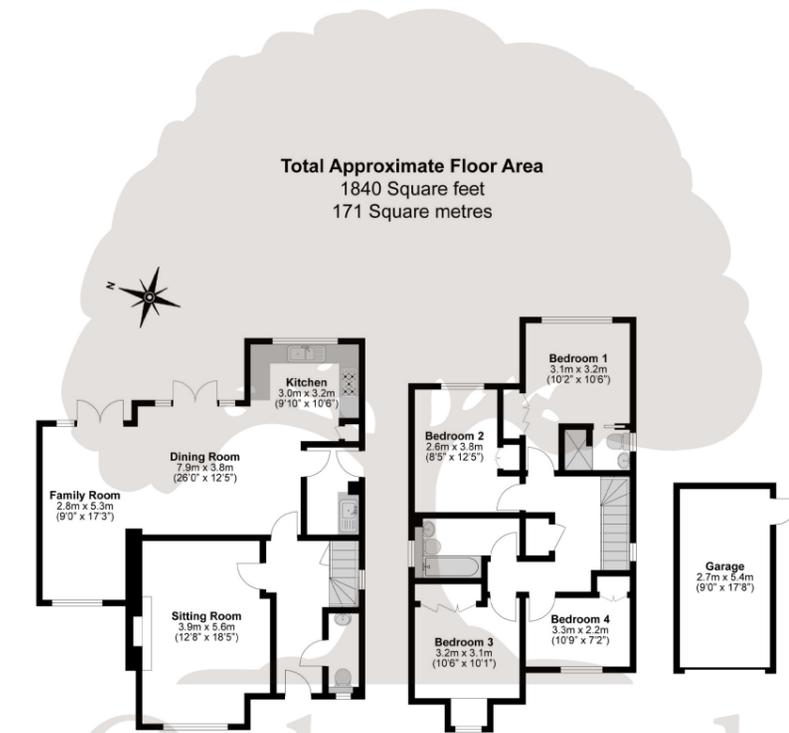


Property Information

-  FREEHOLD PROPERTY
-  FOUR BEDROOMS
-  OPENPLAN LIVING/DINING/FAMILY ROOM
-  GARAGE
-  GOOD SCHOOL CATCHMENT
-  COUNCIL TAX BAND - G £3,902.75
-  TWO BATHROOMS
-  SITTING ROOM
-  ENCLOSED GARDEN
-  GOOD TRANSPORT LINKS

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

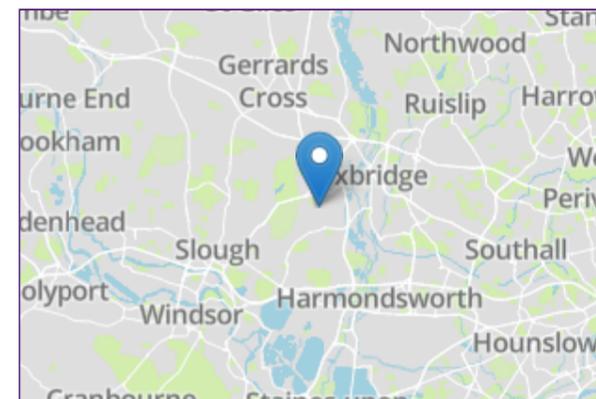
Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Oakwood Estates

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	77	86
(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			

Front Of House

At the front of the property, you'll find driveway parking, a charming picket fence, and a pathway leading to the front door. There is also a garage with an additional parking space in front of it, plus a door providing access to the rear garden.

Garden

The rear garden offers a secure and private space, ideal for families with children and pets. It is fully enclosed, ensuring a safe environment. The garden features a spacious decking area, perfect for setting up a table and chairs for outdoor dining, as well as a BBQ for entertaining guests. The lawn provides a green space for play and relaxation. Additionally, the garden is adorned with mature planting, adding both beauty and a sense of tranquillity to the outdoor setting.

Tenure

Freehold

Council Tax Band

Band G - £3,902.75

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Schools

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.

Local Area

Iver Heath is a village located in Buckinghamshire, England. It is situated approximately 17 miles west of Central London and falls within the South Bucks district. Known for its picturesque surroundings and proximity to green spaces, Iver Heath offers a blend of rural charm and convenient access to nearby towns and amenities. The village is surrounded by beautiful countryside, including areas such as Black Park Country Park and Langley Park. These natural landscapes provide opportunities for outdoor activities, including walking, cycling, and wildlife spotting. In terms of amenities, Iver Heath benefits from several local shops, pubs, and restaurants, catering to the needs of residents and visitors. The nearby town of Uxbridge offers a wider range of shopping and leisure facilities, including a large shopping centre and a variety of entertainment options. Transportation options in Iver Heath are convenient, with the M25 motorway located nearby, providing easy access to other parts of the country. The village also benefits from Iver railway station, offering regular train services to London Paddington and other destinations. Iver Heath is known for its close proximity to Pinewood Studios, a renowned film and television production facility. This connection has contributed to the village's popularity among professionals in the entertainment industry. Overall, Iver Heath offers a desirable mix of countryside living, convenient amenities, and transport links, making it an attractive place to reside.

Council Tax

Band G