



Oakwood Estates are proud to bring to market this generously proportioned and well-presented four-bedroom semi-detached family home, offering versatile living space across multiple levels. Situated in a sought-after residential area, this property features two modern bathrooms and three spacious reception rooms, ideal for both family living and entertaining.

The property benefits from a secure, gated driveway with ample off-street parking for at least four vehicles, providing convenience and peace of mind. One of the standout features of this home is the expansive loft conversion, which offers three additional versatile rooms and a further bathroom—perfect for use as guest accommodation, a home office, or a private retreat.

To the rear, you'll find a substantial garden with plenty of space for outdoor activities, gardening, or future landscaping projects. The property also holds significant potential for extension or further development, subject to the necessary planning permissions, making it an excellent opportunity for buyers looking to customise their forever home.

With its generous living space, modern amenities, and potential for future growth, this property represents a rare opportunity not to be missed. Early viewing is highly recommended.

# Property Information

-  FREEHOLD PROPERTY
-  PLOT/LAND AREA 0.21 ACRES (835.00 SQ.M.)
-  THREE RECEPTIONS
-  BONUS LOFT SPACE WITH THREE ROOMS AND A BATHROOM
-  GOOD SCHOOL CATCHMENT AREA

-  COUNCIL TAX BAND D (£2,401 P/YR)
-  FOUR BEDROOM
-  GATED DRIVEWAY
-  POTENTIAL TO EXTEND (S.T.P.P)
-  GREAT TRANSPORT LINKS

					
x5	x1	x3	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Tenure

Freehold Property

## Council Tax Band

D (£2,401 p/yr)

## Plot/Land Area

0.21 Acres (835.00 Sq.M.)

## Mobile Coverage

5G Voice and Data

## Internet Speed

Good

## Area

Iver Heath is a village located in the South Bucks district of Buckinghamshire, England. It is situated approximately 2 miles east of the town of Slough and 17 miles west of central London. The village is bordered by several other towns and villages, including Iver, Langley, and Gerrards Cross. The area is well known for its beautiful natural surroundings and picturesque landscapes, with many local parks, including Black Park and Langley Park and green spaces. One of the most famous attractions in the area is Pinewood Studios, which has been used as a filming location for many blockbuster movies, including the James Bond series and the Harry Potter films. Iver Heath is served by several primary schools, including Iver Heath Infant School and Iver Heath Junior School, as well as several secondary schools in the nearby towns. The village is also well-connected to other parts of the region, with easy access to major motorways and public transport links, including the M25 motorway and several local bus routes.

## Schools

Within close proximity to the property, families will find a range of primary schools, including Iver Heath Infant School and Nursery and Iver Heath Junior School, both situated just a short walk away. Additionally, The Iver Village Junior School and Iver Village Infant School are slightly further away. For secondary education, options include The Langley Academy, Langley Grammar School, and St Bernard's Catholic Grammar School, all within a 2.6-mile radius, as well as Bishopshalt School, located 3.1 miles away. These schools offer convenient access to quality education for families residing in the area.

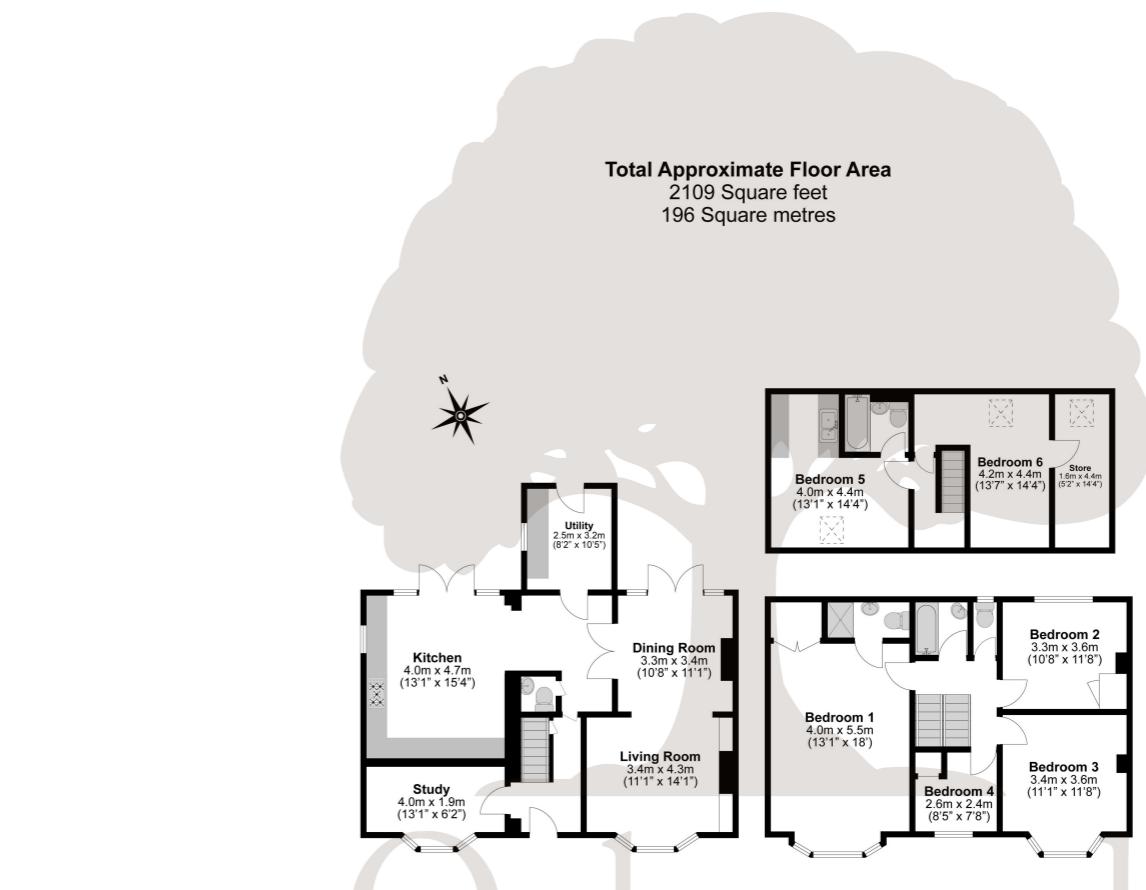
## Transport Links

The property benefits from convenient access to several nearby train stations, with Langley station located just 1.8 miles away, followed by Iver station at 2.0 miles, and Uxbridge station at 2.4 miles. Additionally, for motorists, the residence enjoys a short drive to the M40 (J1) and M25 (J16) motorway network, enhancing connectivity to various destinations within the region.

## Council Tax

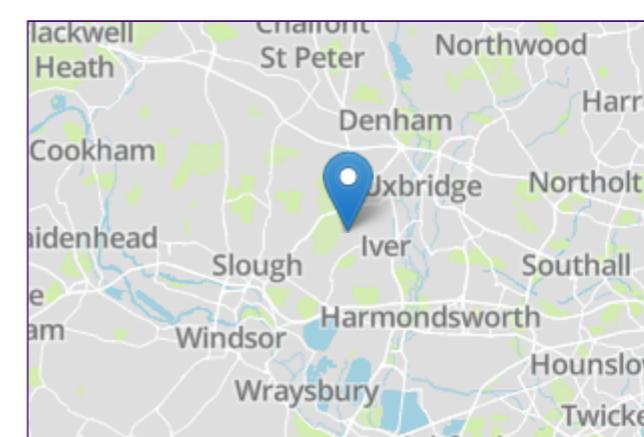
Band D

# Floor Plan



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

# Oakwood Estates



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			