



Oakwood Estates is delighted to present this beautifully styled and thoughtfully designed semi-detached home, offering four generously sized bedrooms, two modern bathrooms, and a convenient downstairs W.C. Perfectly suited for family living, the property also features a garage and driveway parking for two vehicles, providing both comfort and practicality.

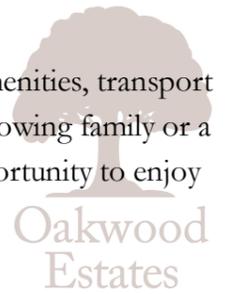
Inside, the home offers a harmonious blend of style and functionality, with spacious living areas filled with natural light, creating a welcoming and warm atmosphere. The kitchen and dining areas are ideal for everyday family life as well as entertaining guests, while the living room provides a relaxing retreat.

Step outside to discover a meticulously maintained rear garden, complete with patio and decking areas, offering the perfect space for alfresco dining, social gatherings, or simply enjoying the peaceful surroundings.

The garden backs onto tranquil parkland, providing a sense of space and serenity rarely found in town locations.



Situated just a short distance from Wexham Park Hospital and within easy reach of local amenities, transport links, and schools, this property combines convenience with lifestyle. Whether you are a growing family or a professional seeking a stylish, practical home, this property represents an exceptional opportunity to enjoy comfort, space, and a beautiful setting.



Property Information

-  FREEHOLD PROPERTY
-  FOUR BEDROOMS
-  GARAGE
-  GREAT SCHOOLS CATCHMENT AREA
-  GARDEN WITH PATIO AND DECKING AREAS
-  COUNCIL TAX BAND E (£2,809 P/YR)
-  2 BATHROOMS & W.C
-  DRIVEWAY PARKING FOR 2 CARS
-  CLOSE TO WEXHAM PARK HOSPITAL
-  VIEWS OVER PLAYFIELDS

					
x4	x1	x3	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Freehold

Council Tax Band

E (£2,809 p/yr)

Plot/Land Area

0.05 Acres (202.00 Sq.M.)

Broadband

Gigabit

Mobile Signal / Coverage

5G data and voice

Transport Links

The property benefits from convenient access to several nearby stations, including Langley at 1.1 miles, Slough at 1.7 miles, and Iver at 2.2 miles, providing easy connectivity to various destinations. The property enjoys excellent transport links, with quick access to major motorways such as the M4, M25, and M40. Additionally, central London is less than 20 minutes away, offering residents seamless connectivity to the heart of the city for work or leisure purposes.

Schools

The property is conveniently located near several schools, including Wexham School (0.26 miles), Khalsa Primary School (0.41 miles), Wexham Court Primary School (0.43 miles), and St Ethelbert's Catholic Primary School (0.54 miles). Lynch Hill Enterprise Academy is 0.71 miles away, St Joseph's Catholic High School is 0.75 miles away, Iqra Slough Islamic Primary School is 0.86 miles away, and Willow Primary School is 0.88 miles away. Plus many more.

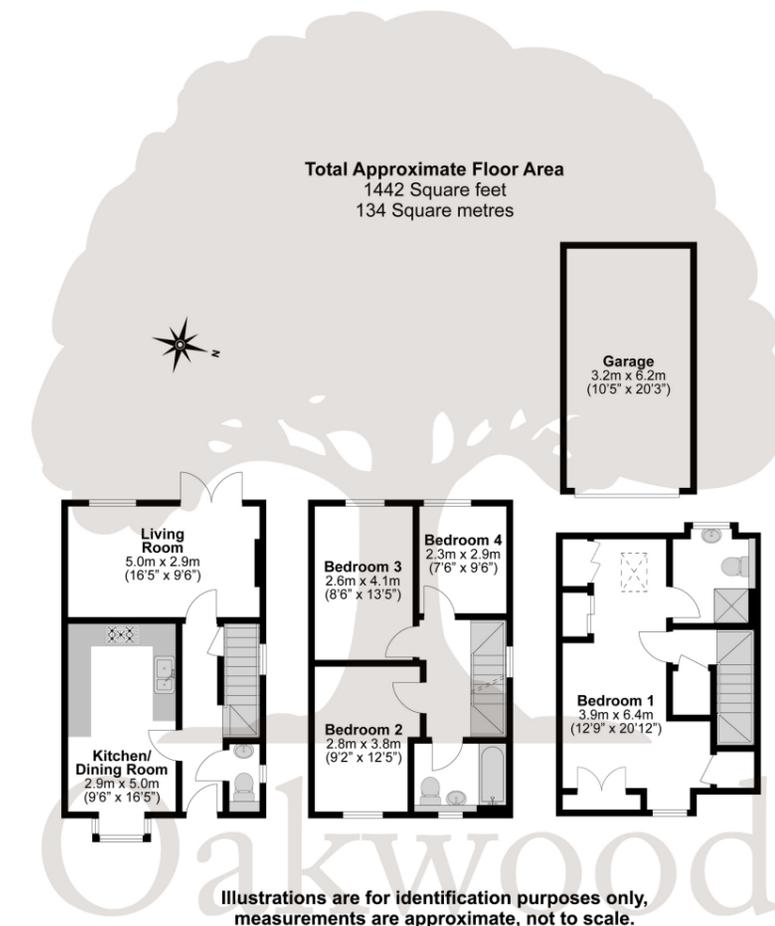
Location

Wexham is a suburban village located in the South Bucks district of Buckinghamshire, England. Situated near Slough and within close proximity to London, Wexham offers a blend of rural tranquillity and urban convenience. The village is known for its picturesque surroundings, including lush green spaces and charming countryside vistas. Wexham is also notable for its historic landmarks and cultural attractions, providing residents and visitors alike with opportunities for exploration and leisure activities. With its peaceful ambience and convenient access to nearby amenities, Wexham remains a desirable destination for those seeking a balance between suburban living and urban accessibility. The property is also close to Black Park and Langley Park.

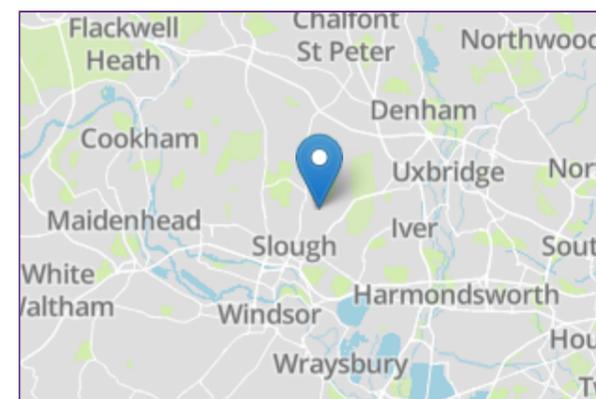
Council Tax

Band E

Floor Plan



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		96
(81-91)	B	86	
(69-80)	C		
(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	