



Introducing an exceptional property by Oakwood Estates: a delightful four-bedroom residence boasting two reception rooms, two bathrooms, and impeccable upkeep by its current owners. This home epitomizes high standards and offers a range of attractive features, including a garage, and a spacious and sunny enclosed rear garden ideal for children and pets, all nestled in a peaceful private cul-de-sac. Moreover, the property enjoys close proximity to local schools, and the renowned Smiths Garden Centre, and is conveniently located just a short drive away from Iver Train Station (Crossrail/Elizabeth Line), major motorways (M40/M25/M4), and the bustling Heathrow Airport.

Upon entering the property, we are greeted by an inviting entrance hallway with a staircase leading to the first floor. From here, various doors provide access to the Dining Room, Kitchen, Sitting Room, and a convenient WC, all adorned with elegant wooden flooring. To the left, the dining room offers a charming view of the front aspect, ample space for a dining table and chairs, and continues the theme of wooden flooring. Adjacent to it, the downstairs cloakroom boasts a low-level WC, a handwash basin with a mixer tap, a towel rail, and the same tasteful wooden flooring. Moving towards the rear of the property, we encounter the generously-sized living/sitting room. This room delights with its window and French doors overlooking the picturesque rear garden, creating a bright and airy ambience. It offers abundant space for comfortable living room furniture, and like the other rooms, it showcases exquisite wooden flooring. Next on our journey is the well-appointed kitchen, featuring a delightful blend of eye-level and base shaker-style units. The kitchen boasts integrated appliances, sleek granite worktops, a four-ring gas hob with an extractor fan above, an oven, a sink with a mixer tap, and convenient space for a fridge freezer. French doors open up to the rear garden, inviting natural light and offering an ideal spot for a kitchen table and chairs. The kitchen's tiled flooring adds a touch of sophistication. Adjacent to the kitchen, we find the utility room, which provides practical side access. The utility room offers a combination of eye-level and base shaker-style storage units, a stainless steel sink and drainer with a mixer tap, and ample space for utility machines. Its tiled flooring ensures both practicality and style.

Ascending to the first floor, we discover a collection of four bedrooms and a well-appointed family bathroom. The first bedroom is impressively spacious, offering a serene view of the rear garden through its window. It easily accommodates a king-size bed and bedside tables, and includes a built-in wardrobe. Additionally, this bedroom boasts an ensuite, complete with a low-level WC, a hand wash basin featuring a mixer tap, a heated towel rail, and a convenient shower cubicle. Adjacent to the first bedroom, towards the front of the property, lies another double bedroom. This room enjoys ample natural light from its window overlooking the front aspect. It comfortably accommodates a double bed, and bedside tables, and offers a built-in wardrobe for convenient storage. The family bathroom, conveniently located nearby, showcases a frosted window that bathes the space in natural light while ensuring privacy. Its features include a bath with a shower attachment, a low-level WC, a hand wash basin with a mixer tap, and a heated towel rail. Moving on, we encounter the cosy yet functional smaller bedroom, which overlooks the rear aspect through its window. It provides sufficient space for a single bed and a wardrobe, catering to various needs and preferences. Finally, the last bedroom on this floor is generously proportioned, benefiting from windows that offer delightful views of both the front and rear aspects. This abundance of natural light creates a bright and airy atmosphere. The room easily accommodates a king-size bed, and bedside tables, and presents plentiful built-in wardrobes, complemented by a dedicated space for a dressing table.

Property Information

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FREEHOLD
- 

FOUR BEDROOMS
- 

TWO RECEPTION
- 

GARAGE
- 

PRIVATE CUL-DE-SAQ
- 

COUNCIL TAX BAND G (£3,447 P/YR)
- 

TWO BATHROOMS
- 

FULLY ENCLOSED REAR GARDEN
- 

PARKING 2-3 CARS
- 

POTENTIAL TO EXTEND (S.T.P.P)

Front Of House

Situated at the front of the property, a spacious block-paved driveway awaits, offering ample parking space for two to three cars. Adjacent to the driveway, a well-maintained flower bed showcases mature planting, adding a touch of natural beauty to the exterior. Conveniently, the driveway also provides gated access to the rear of the property, ensuring ease of movement and accessibility. In addition, there is convenient access to the garage, which features charming barn-style doors.

Rear Garden

The rear garden presents a predominantly lush lawn, complemented by a spacious patio area that provides an ideal spot for outdoor relaxation and entertainment. At the far end of the garden, a generously-sized garden shed stands, offering ample storage space. With a notable emphasis on privacy, the garden boasts a high degree of seclusion. Furthermore, its complete enclosure ensures a safe and secure environment, making it perfect for families with children and pets.

Tenure

Freehold

Council Tax Band

G (£3,447 p/yr)

Plot/Lane Area

0.09 Acres (359.00 Sq.M.)

Mobile Coverage

5G voice and data.

Internet Speed

Ultrafast

School Catchment

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.

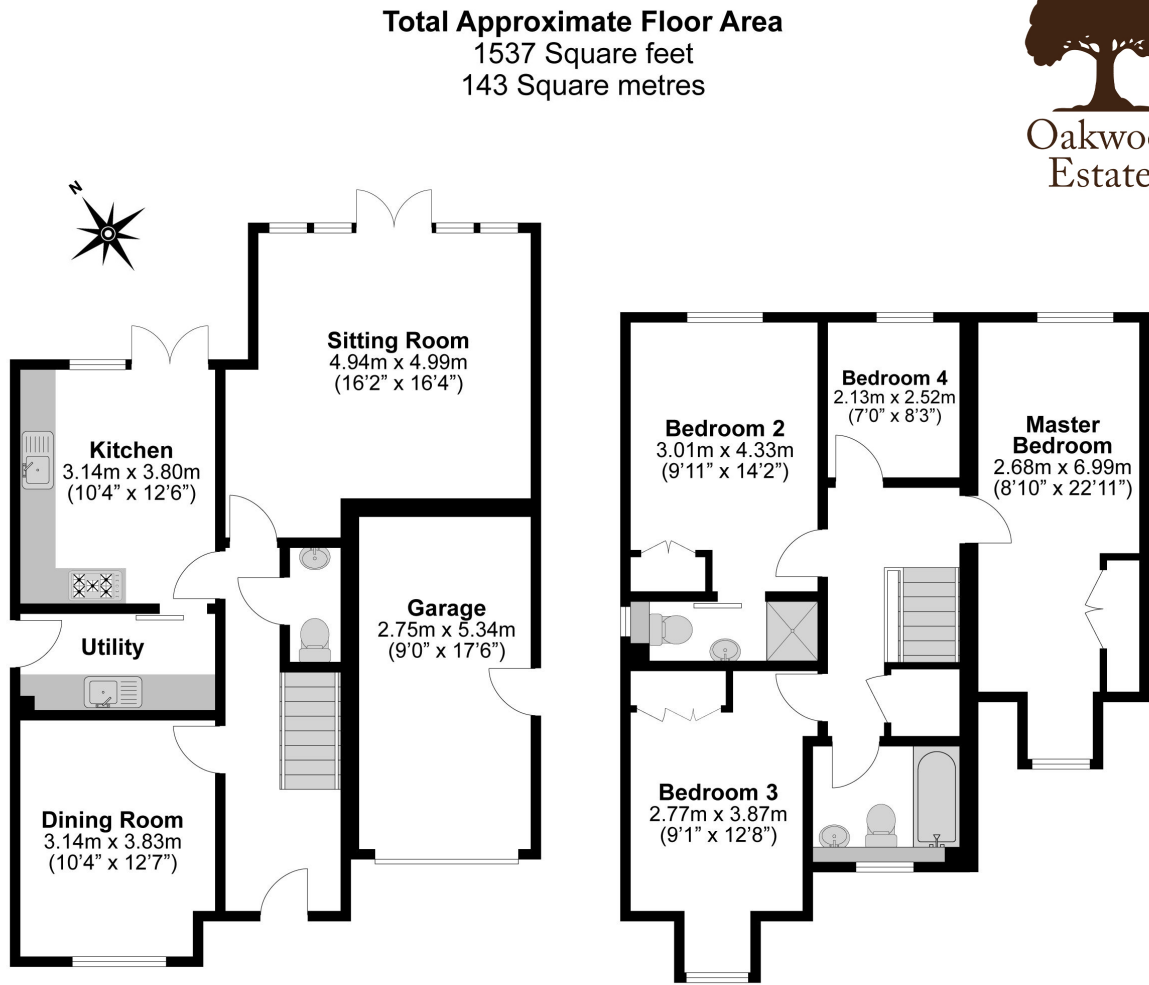
Local Area

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.

Transport Links

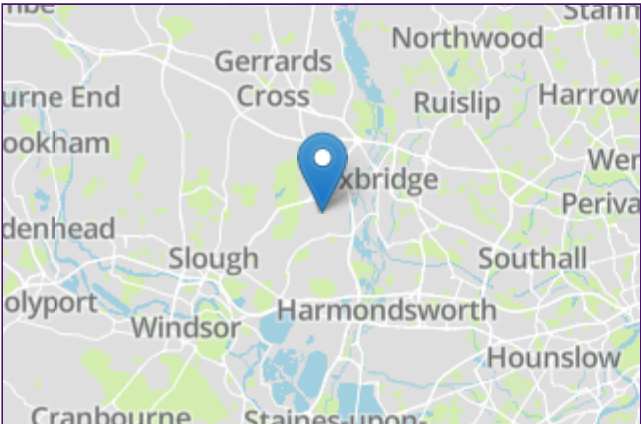
Uxbridge Underground Station - 1.8 miles
Iver Rail Station - 1.98 miles
Denham Rail Station - 3.02 miles
Heathrow Airport - 10.2 miles
M40 - 2.7 miles
M25 - 3.5 miles

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		
(92-100) A		
(81-91) B		85
(69-80) C	75	
(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	