










Oakwood Estates is pleased to introduce this recently expanded and renovated property to the market. Boasting four double bedrooms, two reception rooms, and three bathrooms, this residence is offered with no onward chain. Noteworthy features include ample driveway parking for three or more cars, a beautifully landscaped garden, and a spacious outbuilding suitable for use as a gym, playroom, home office, or storage space. Situated just 0.67 miles from Iver Station (Crossrail/Elizabeth Line) and within the catchment area for grammar schools, this property is exceptionally desirable.

Upon entering the property, you step into the entrance hallway, greeted by a staircase ascending to the first floor and doors leading to both the living room and lounge. The lounge, measuring 20'4" x 10'4", boasts twin windows overlooking the front aspect, offering space for sizable sofas, tiled flooring, and access to the kitchen/sitting room. The living room, sized at 26'1" x 13'2", features a front-facing window, pendant lighting, sliding doors to the rear garden, and ample space for multiple sofas, complemented by carpeted flooring. The kitchen/sitting area is generously proportioned, showcasing a tiled floor, rear garden views through windows, a side door, French doors leading to the garden, and flexibility for a sofa or dining table and chairs. The kitchen is equipped with a mix of wall-mounted and base units, an integrated oven and grill with an extractor fan above, a sink with a drainer and mixer tap, a breakfast bar, washing space, and a door leading to the utility and WC.

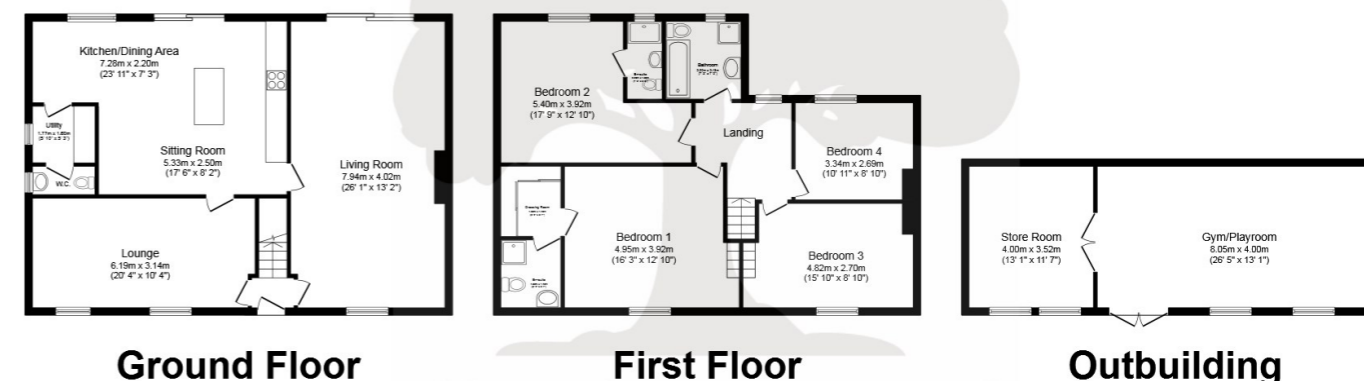
Ascending to the first floor, you'll find four double bedrooms and a family bathroom. Bedroom One, measuring 16'3" x 12'10", includes a front-facing window, space for a king-size bed, bedside tables, and access to a walk-in wardrobe and shower ensuite. Bedroom Two, sized at 17'9" x 12'10", features a rear-facing window, a built-in wardrobe, space for a king-size bed and bedside tables, and a shower ensuite. Bedroom Three, measuring 15'10" x 8'10", offers a front-facing window, a built-in wardrobe, and space for a double bed and bedside tables. Bedroom Four includes a window overlooking the rear garden, a built-in wardrobe, and space for a double bed. The fully tiled family bathroom includes a frosted window overlooking the rear garden, a low-level WC, a hand wash basin with a vanity unit below, and a bath with a shower attachment.

## Property Information

-  **FREEHOLD**
-  **NO CHAIN**
-  **THREE BATHROOMS**
-  **OUTBUILDING / HOME OFFICE**
-  **DRIVEWAY PARKING FOR THREE CARS**
-  **COUNCIL TAX BAND F (£3,144 P/YR)**
-  **FOUR BEDROOMS**
-  **TWO RECEPTIONS**
-  **LANDSCAPED GARDEN**
-  **GREAT SCHOOL CATCHMENT AREA**

					
<b>x4</b>	<b>x2</b>	<b>x3</b>	<b>x3</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

## Floor Plan



Total floor area 224.5 sq.m. (2,417 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

Oakwood Estates

### Front Of House

At the forefront of the residence, a substantial gravel driveway welcomes you with its expansive space, accommodating parking for more than three cars. Framed by hedging on either side, the driveway not only enhances the aesthetic appeal of the property but also offers a sense of privacy. The gated access at the front not only adds a touch of security but also beckons curiosity about the hidden gem that lies beyond. This well-designed entrance sets the tone for the property, providing both practicality and a warm invitation to explore the rest of the residence.

### Rear Garden

The expansive rear garden of this property emerges as a notable highlight, offering a generous expanse that is both practical and aesthetically pleasing. Designed with the utmost consideration for families and pet owners, the garden is fully enclosed, providing a secure and private environment for children and pets to play and explore freely. Careful landscaping has been implemented to optimize the functionality and visual appeal of the outdoor space. A sizable patio area takes centre stage, providing an ideal setting for outdoor gatherings, al fresco dining, or simply enjoying the fresh air. This well-appointed patio not only extends the living space outdoors but also serves as a versatile area for relaxation and socializing. Complementing the patio is a lush lawn, contributing to the overall greenery of the garden. The well-maintained lawn adds a touch of natural beauty, creating a serene backdrop against which the patio and surrounding landscaping elements come to life.

Nestled at the end of this thoughtfully crafted garden is the outbuilding, serving as a versatile extension of the living space. Whether utilized as a retreat, a home office, a play area, or for additional storage, the outbuilding represents a valuable and flexible asset. Its placement at the end of the garden ensures a sense of seclusion and privacy, creating a distinct zone for various activities and purposes.

### Tenure

Freehold

### Council Tax Band

F (£3,144 p/yr)

### Other Information

Please note that the waste goes to a cesspit.

### Plot/Land Area

0.11 Acres (438.00 Sq.M)

### Mobile Coverage

5G voice & Data

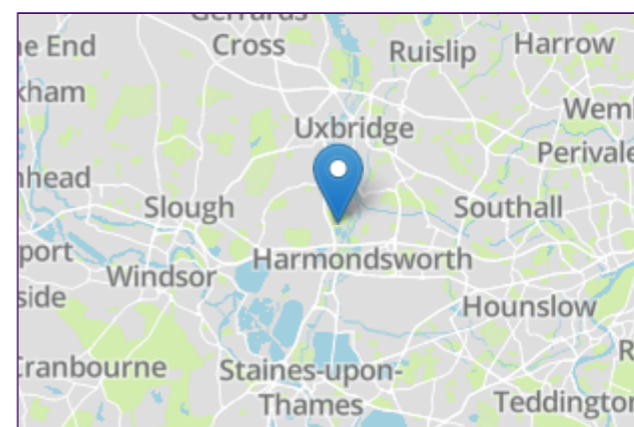
### Internet Speed

Ultrafast

### Schools

Iver Village Infant School  
The Iver Village Junior School  
Burnham Grammar School  
The Chalfonts Community College  
Beaconsfield High School

With the potential for the following schools - Langley Grammar, Slough Grammar, St Bernard's Catholic Grammar School and Herschel Grammar School, plus many more.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	