




Oakwood Estates proudly introduces this stunning 4-bedroom detached residence located in the sought-after cul-de-sac of Wood Lane Close. Inside, you'll find bright and expansive interiors featuring an inviting living room and kitchen. The master bedroom boasts a chic en suite, while bedrooms two, three, and four provide ample storage space. Outside, a spacious driveway leads to a garage, complemented by a private garden featuring a summer house and BBQ area for your enjoyment.

Upon entering the property, you step into the entrance hallway greeted by stairs ascending to the first floor and doors leading to the kitchen, toilet, and living room. The expansive living room, measuring 25' x 21'7", boasts windows overlooking both the front and rear aspects, French doors opening to the patio, four skylights, a combination of spot and pendant lighting, a captivating feature fireplace with a wood-burning stove, wooden flooring, built-in bookshelves, and ample space for a large C-shaped sofa. The kitchen, spanning 20'1" x 17'11", is illuminated by spotlighting and features French doors accessing the patio, with additional doors leading to the downstairs bedroom and utility room. It comprises a blend of wall-mounted and base kitchen units, an island with a breakfast bar, an integrated oven/grill/microwave, a gas hob with an extractor fan above, a sink and drainer with a mixer tap, tiled flooring, and room for a dining table and chairs. The downstairs bedroom, or 2nd reception room, measures 18'8" x 10'8" and offers a serene view of the rear garden through its window. Sliding doors lead out to the patio, while pendant lighting illuminates the space, accommodating an L-shaped sofa or double bed, with wooden flooring enhancing its charm. The downstairs WC is equipped with a window overlooking the front aspect, a low-level WC, and a hand wash basin, while a fully fitted utility room adds convenience.

Ascending upstairs, bedroom one spans 14'11" x 10'11" and enjoys a view of the front aspect through its window. Pendant lighting complements the space, which includes fitted wardrobes, room for a king-size bed and bedside tables, carpeted flooring, and a shower ensuite featuring a low-level WC and hand wash basin. Bedroom two, measuring 14'3" x 8'5", offers a tranquil view of the rear garden, enhanced by spotlighting, a built-in wardrobe, space for a double bed, and carpeted flooring. Bedroom three, sized 11'3" x 10', overlooks the rear aspect through its window and features pendant lighting, room for a double bed, a fitted wardrobe, and carpeted flooring. The fully tiled bathroom boasts a frosted window overlooking the front aspect, comprising a low-level WC, a hand wash basin, a bath with a shower attachment, and a heated towel rail, completing the upstairs accommodation with style and functionality.

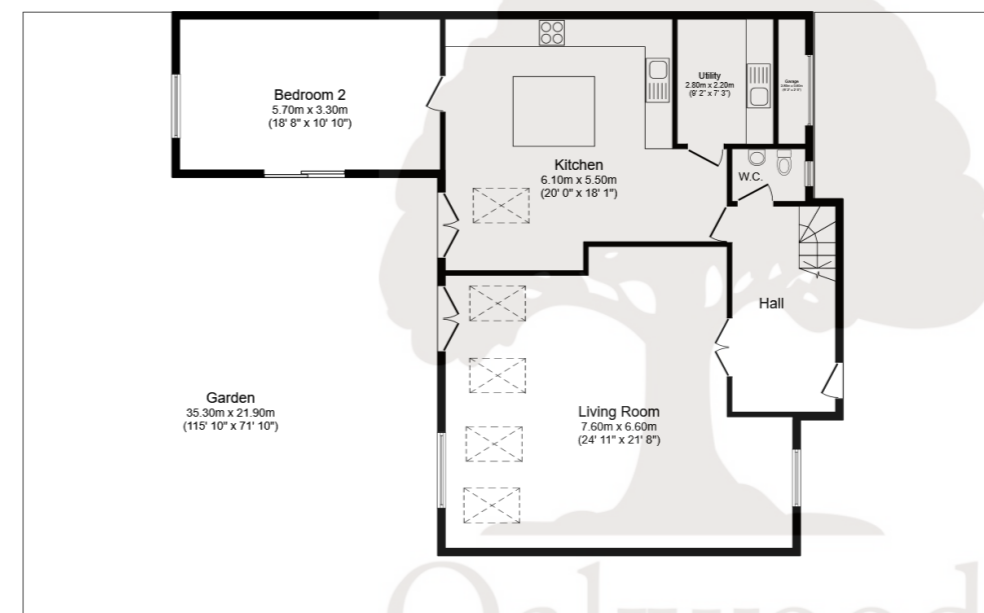


## Property Information

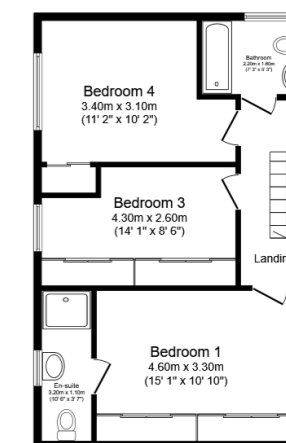
-  FREEHOLD
-  3/4 BEDROOMS
-  2 BATHROOMS
-  CUL DE SAC LOCATION
-  GOOD SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND G (£3,810 P/YR)
-  2 RECEPTIONS
-  SOUTH FACING GARDEN
-  PARKING FOR 8 CARS
-  CLOSE MOTORWAY NETWORKS

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

## Floor Plan



**Ground Floor**  
Floor area 278.9 m<sup>2</sup> (3,002 sq.ft.)



**First Floor**  
Floor area 53.0 m<sup>2</sup> (571 sq.ft.)

**TOTAL: 331.9 m<sup>2</sup> (3,573 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

### Front Of House

At the front of the property, there is a block driveway capable of accommodating parking for up to 8 cars. Access to the rear and the garage is available from here, with hedging lining the left-hand side for added privacy and aesthetic appeal.

### Rear Garden

The generous-sized rear garden enjoys a southerly aspect, boasting a spacious patio area adjoining the property, a sizable lawn, mature planting, hedges flanking either side and an undercover pergola situated at the rear—an ideal setting for outdoor entertaining.

### Tenure

Freehold

### Council Tax Band

G (£3,810 p/yr)

### Plot/Land Area

0.15 Acres (629.00 Sq.M.)

### Mobile Coverage

5G voice and data

### Internet Speed

Ultrafast

### 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.

### 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 0.5 miles away. Additionally, The Iver Village Junior School is located 1.1 miles away, while Iver Village Infant School is slightly further at 1.3 miles. 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.

