

Oakwood Estates is delighted to present this beautifully designed three-bedroom, two-bathroom link-detached home, offering a perfect blend of comfort and functionality. The property features a spacious garage, ideal for storage or parking, alongside a separate utility room that adds practicality to everyday living. The bright and airy conservatory provides a relaxing space to unwind while enjoying views of the garden, and the open-plan kitchen/dining/living area creates a welcoming hub for family life and entertaining. The outdoor space is equally impressive, with a generously sized garden offering ample room for children to play, outdoor dining, or gardening enthusiasts to enjoy. The garden also benefits from stunning, uninterrupted views of the peaceful farmland beyond, creating a true sense of privacy and tranquillity. Additionally, the property includes driveway parking for added convenience. Situated at the quiet end of a desirable cul-de-sac, this home enjoys a serene setting while remaining just a short walk from well-regarded local schools, making it an ideal choice for families. With its blend of charming features, convenient location, and idyllic surroundings, this property is a must-see.

We enter the property through a welcoming entrance hallway featuring pendant lighting, wooden flooring, and double doors that lead into the spacious living room. The hallway also provides access to a partially tiled WC, which includes a wall-hung low-level WC, a hand wash basin with a mixer tap and vanity cupboard below and a heated towel rail. The stairs rise to the first floor from the hallway, completing this functional yet stylish entrance space. The living room boasts downlighting, a bay window overlooking the front aspect, and an air conditioning unit. Its wooden flooring and generous dimensions provide ample space for large living room furniture. An opening from the living room leads seamlessly into the open-plan kitchen/dining room, creating an inviting flow. The kitchen/dining room is a well-designed space, featuring downlighting, a window with views of the rear garden, and a combination of wall-mounted and base units for storage. A breakfast bar adds a practical touch, while the gas hob with an extractor fan, integrated oven, and sink with a quooker hot tap, a food waste disposal unit, all make it ideal for cooking and entertaining. The tiled flooring enhances the kitchen's clean and modern look. There's plenty of space for a dining table and chairs, and sliding doors open into the conservatory. The conservatory is generously sized, featuring windows on three sides that flood the space with natural light, French doors leading to the patio, and ample room for additional living furniture, making it an ideal spot to relax or entertain. The utility room is a practical addition, offering space for a fridge/freezer, a washing machine, and a dryer. It also includes base units with generous worktop space, a sink with a mixer tap, and tiled flooring for easy maintenance.

Moving upstairs, the family bathroom is fully tiled and features a frosted window overlooking the front aspect. It is equipped with a bath and shower attachment, a low-level WC, a sink with a mixer tap and vanity unit below, a heated towel, and a shaver point. Bedroom Two is a well-proportioned space with pendant lighting, air conditioning, a front-facing window, fitted wardrobes and wooden flooring. It accommodates a king-sized bed comfortably and includes a built-in wardrobe.

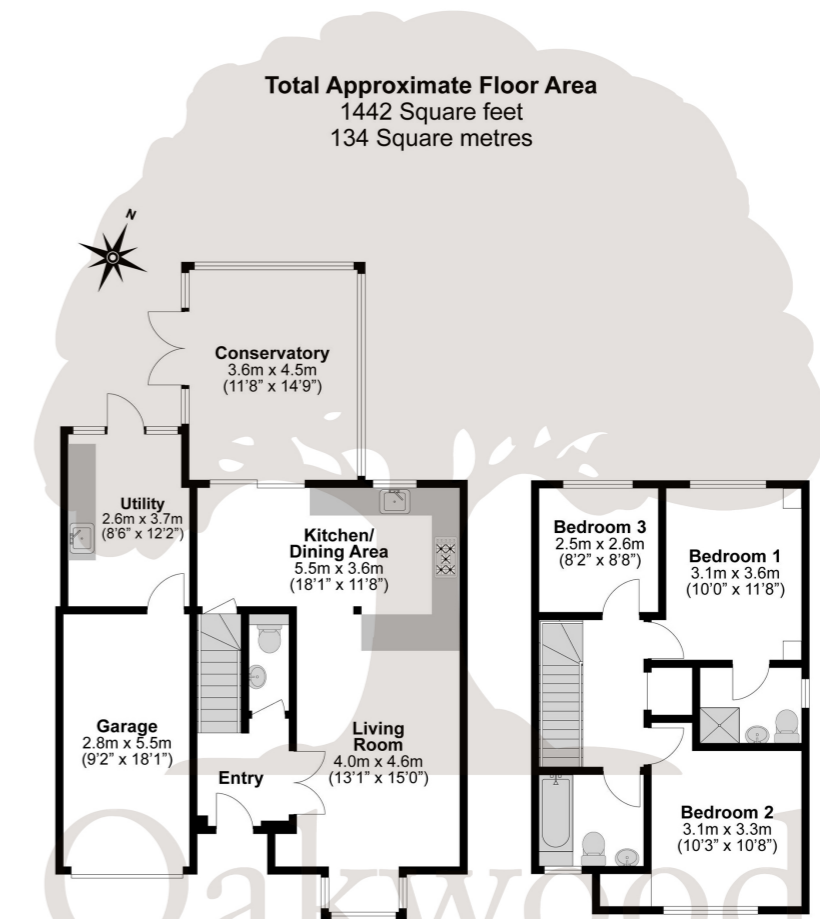
Bedroom One The primary bedroom overlooks the rear garden and features pendant lighting, wooden flooring, and fitted wardrobes. It easily accommodates a super-king-sized bed and benefits from an ensuite shower room, complete with a rain shower, a sink with a mixer tap and vanity unit, a heated towel, and a low-level WC. Bedroom Three Bedroom three is a cosy space overlooking the rear aspect, ideal for a single bed and wardrobe, with wooden flooring adding to the room's warmth and charm. This property combines practical features with tasteful design, creating a comfortable and stylish family home.

Property Information

-  FREEHOLD PROPERTY
-  THREE BEDROOMS
-  GARAGE
-  DRIVEWAY PARKING
-  CONSERVATORY
-  COUNCIL TAX BAND F (£3,302 P/YR)
-  TWO BATHROOMS & GROUND FLOOR W/C
-  CUL-DE-SAC LOCATION
-  GREAT SCHOOL CATCHMENT AREA
-  GARDEN WITH VIEWS OVER FARMLAND

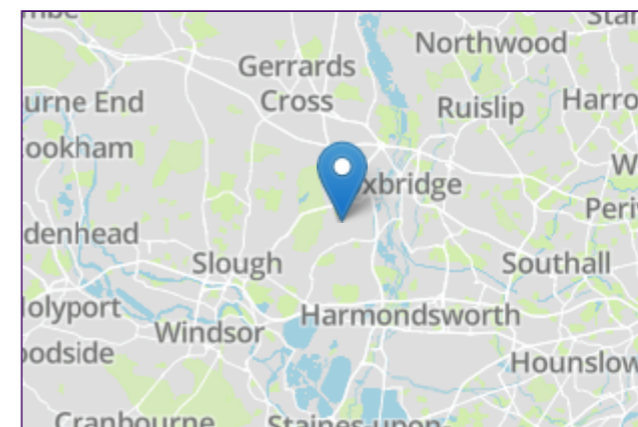
					
x3	x2	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

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+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Front Of House

At the front of the property, there is a spacious driveway with room for at least four cars, as well as side gate access to the rear of the property and access to the garage.

Rear Garden

The rear garden is spacious and thoughtfully designed, offering a perfect balance of functionality and charm. It features a beautiful split-level patio area, providing an ideal space for outdoor entertaining, dining, or simply relaxing with family and friends. Beyond the patio, a easy to maintained astro-turf lawn stretches out, flanked by vibrant flower beds on either side, adding a touch of color and natural beauty to the space. Additionally, there is a practical garden shed, perfect for storing tools and equipment, ensuring the garden remains tidy and organized. The garden is further enhanced by stunning, unobstructed views of the farmland beyond, creating a peaceful and picturesque backdrop.

Garage

The garage can be used to park a car, however the current owners have installed rubber gym flooring in the garage.

Tenure

Freehold

Council Tax Band

Band F (£3,302 p/yr)

Plot/Land Area

0.09 Acres (358.00 Sq.M.)

Mobile Coverage

5G Voice and data

Internet Speed

Fiber

Schools

The property is conveniently located near a variety of educational institutions, catering to different age groups and preferences. Whether you're seeking an infant, junior, senior, private, or grammar school, the area offers a diverse range of options for students. To verify official school catchment areas, please visit the Buckinghamshire schools admissions webpage: <https://services.buckscc.gov.uk/school-admissions/nearest>.

Area

Iver Heath is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Heath has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centres of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.

Transport Links

The property is conveniently located just 2.8 miles from Uxbridge Underground Station, 2.9 miles from Iver Rail Station, and 2.95 miles from Denham Rail Station, ensuring excellent transport links. Heathrow Airport is a manageable 8.3 miles away, ideal for frequent travellers. For drivers, the M40 is only 2 miles away, and the M25 is within easy reach at just 3 miles, providing seamless connectivity to major destinations.

Council Tax

Band F