

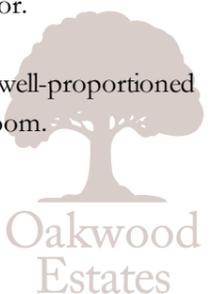
Auction property.

Oakwood Estates are proud to present this exceptional and beautifully extended detached family residence, discreetly positioned within a highly desirable gated cul-de-sac. Boasting expansive living accommodation, a self-contained annexe, and superb transport connections, this home is perfectly suited to contemporary family life.

The property benefits from a secure gated entrance, generous off-street parking, and a low-maintenance rear garden—ideal for both entertaining and unwinding. A key highlight is the versatile annexe, offering its own private entrance in addition to internal access from the main house. Comprising a spacious reception/bedroom area, a fully fitted kitchen, and a shower room, it provides an excellent solution for multi-generational living, visiting guests, or potential rental income.

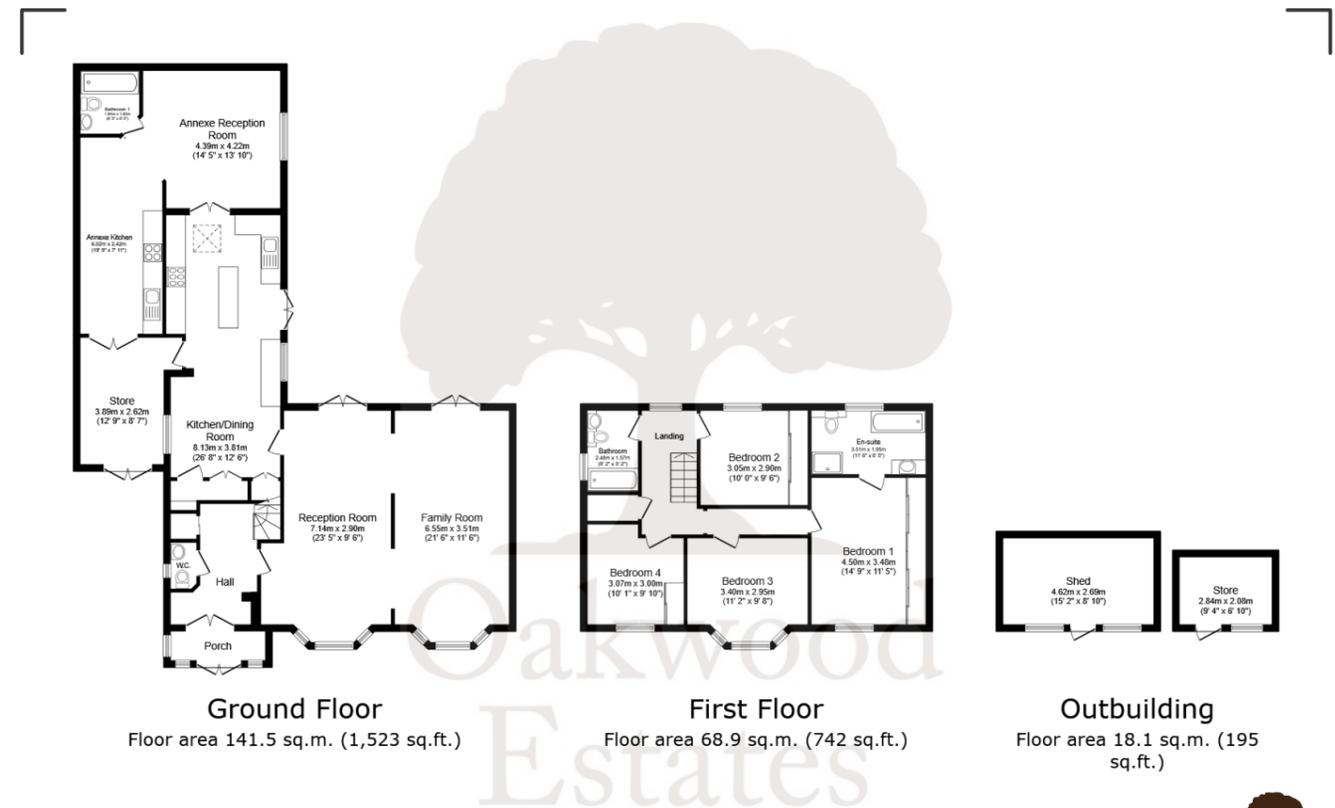
Internally, the main residence has been thoughtfully extended and tastefully decorated in neutral tones throughout. The ground floor features an entrance porch leading into a welcoming hallway, which opens into a bright and spacious living room. This flows seamlessly into a separate family room, with both spaces enjoying French doors that open onto the rear garden. A well-equipped kitchen/dining room and a guest WC complete the ground floor.

To the first floor, the property offers a generous principal bedroom with en-suite facilities, three further well-proportioned bedrooms—three benefiting from built-in wardrobes—and a contemporary family bathroom.



-  AUCTION PROPERTY.
-  COUNCIL TAX BAND F (£3,468 P/YR)
-  GATED DRIVEWAY
-  TWO BATHROOMS
-  GREAT SCHOOL CATCHMENT AREA
-  SHORT DRIVE TO HEATHROW AIRPORT
-  FREEHOLD PROPERTY
-  FOUR BEDROOMS
-  ANNEX
-  TWO RECEPTIONS
-  CLOSE MOTORWAY NETWORKS

					
x4	x3	x3	x5	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Total floor area: 228.6 sq.m. (2,461 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](http://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.



**Tenure**

Freehold Property

**Council Tax Band**

F (£3,468 p/yr)

**Plot/Land Area**

0.16 Acres (656.00 Sq.M.)

**Mobile Coverage**

5G Voice and Data

**Internet Speed**

Ultrafast

**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 a Gym.

**Schools**

In close proximity to each other, Iver Heath Infant School and Nursery and Iver Heath Junior School are mere fractions of a mile apart, with the former at 0.2 miles and the latter slightly farther at 0.3 miles. Moving a bit farther out, The Chalfonts Community College is situated approximately 5.51 miles away, followed by Burnham Grammar School at 5.9 miles. Slightly more distant is Beaconsfield High School, located around 7.01 miles away and then John Hampden Grammar School at approximately 11.97 miles. This area also boasts numerous additional educational institutions, providing a diverse range of options for students and families.

**Council Tax**

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	