

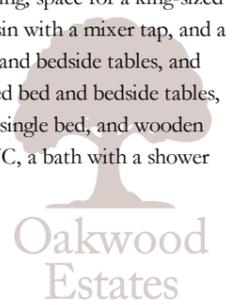


Oakwood Estates proudly introduces this distinguished Edwardian residence boasting four bedrooms, two bathrooms, and two reception rooms to the market. Nestled in the heart of Iver Village, it offers convenient access to local schools, shops, and amenities mere steps away. Notable features include ample off-street parking for up to four vehicles, a generous garden, a spacious outbuilding presently serving as a games room, and meticulously landscaped grounds ideal for relaxation.



Upon entering the property, you're greeted by a charming and luminous entrance hallway. This welcoming space showcases a striking front door adorned with a stained glass window flanked by windows, pendant lighting, stairs ascending to the first floor, an understairs cupboard, and tiled flooring. The current owners have thoughtfully opened up the kitchen and dining room area, enhancing the flow of the home. The dining room boasts pendant lighting, a window offering views of the front aspect, ample room for a dining table and chairs, wooden flooring, and an adjoining opening leading to the kitchen. In the kitchen, you'll find spotlighting, a window overlooking the rear parking area, a kitchen island featuring a gas hob with an extractor fan above, integrated ovens, a breakfast bar, wall-mounted and base kitchen units, space for an American-style fridge/freezer, a stainless steel sink and drainer with a mixer tap, utility machine space, a farmer's door leading out to the parking area, and tiled flooring. The spacious sitting room measures 11'3" x 22'6" and showcases spotlighting, windows offering views of two aspects, french doors leading out to the garden, ample space for a large L-shaped sofa, and wooden flooring. The boot room provides convenient access to the garden and a toilet, as well as storage solutions. The downstairs WC is equipped with a low-level WC and a hand wash basin.

Ascending to the first floor, the landing features pendant lighting, a window overlooking the front aspect, doors leading to the bedrooms and family bathroom, and carpet flooring. Bedroom one offers generous proportions and features a window overlooking the garden, spotlighting, space for a king-sized bed and bedside tables, carpet flooring, and an ensuite shower room comprising a shower cubicle, a low-level WC, a hand wash basin with a mixer tap, and a sizable vanity unit below. Bedroom two boasts pendant lighting, a window overlooking the front aspect, space for a double bed and bedside tables, and wooden flooring. Bedroom three is also spacious, offering spotlighting, a window overlooking the rear aspect, space for a king-sized bed and bedside tables, a built-in wardrobe, and a dressing area. Bedroom four features spotlighting, windows offering views of two aspects, space for a single bed, and wooden flooring. The family bathroom includes a window overlooking the rear aspect, a hand wash basin with a mixer tap, a low-level WC, a bath with a shower attachment, and tiled flooring.

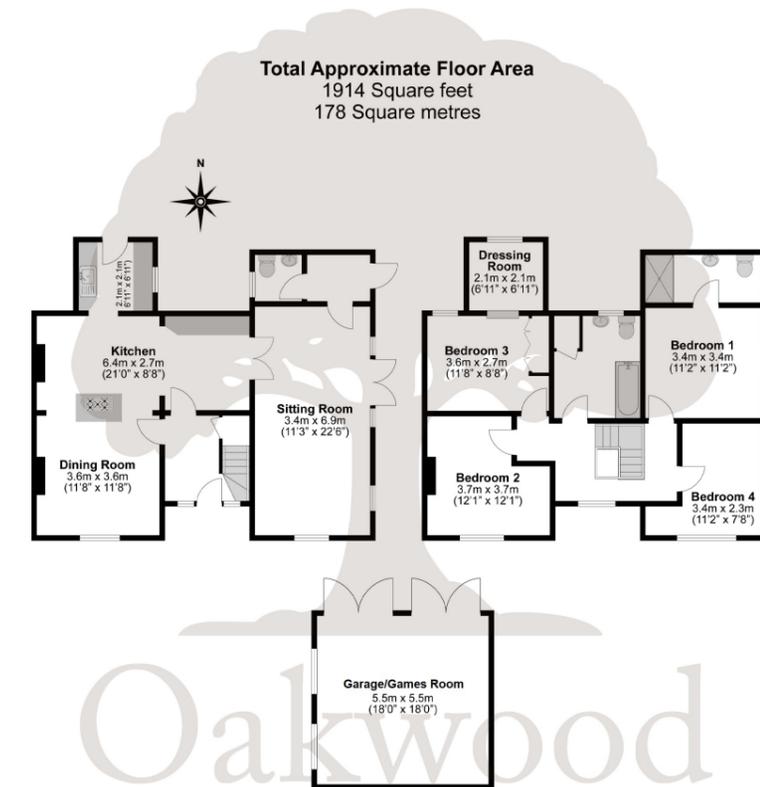


## Property Information

-  FREEHOLD PROPERTY
-  FOUR BEDROOMS
-  LARGE GARDEN AND DECKING AREA
-  GREAT SCHOOL CATCHMENT AREA
-  FLAT WALK TO LOCAL SHOPS & TRAIN STATION
-  COUNCIL TAX BAND E (£2,794 P/YR)
-  OFF STREET PARKING FOR 4 CARS
-  GARAGE/GAMES ROOM
-  CLOSE MOTORWAY NETWORKS
-  LANDSCAPED GARDEN

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

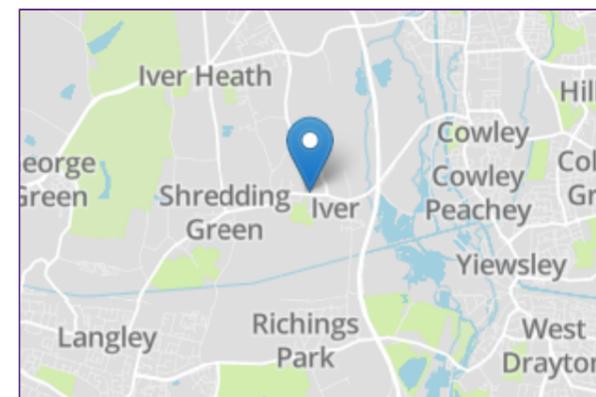
## Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

# Oakwood Estates

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		84
(69-80)	C		
(55-68)	D	70	
(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, a pathway gracefully guides you to the entrance, bordered by a lush, mature hedge on the left-hand side. Enclosed by a fence and gate, this inviting pathway opens onto a verdant lawned area, seamlessly merging with the expansive garden beyond.

### Garden

The garden is spacious and securely fenced, ensuring safety for pets and children. The owners have carefully designed the garden, including a raised decking area with an undercover pergola. The raised decking adds depth to the garden, making it a focal point for outdoor gatherings. The pergola not only offers protection from the weather but also adds visual appeal. It's large enough to accommodate a garden bar, table and chairs, BBQ, garden heaters, and sun loungers making this ideal area for alfresco dining. There's a raised flower bed displaying mature plants, adding natural beauty to the space. Lights are installed throughout the garden, enhancing its charm and making it inviting even at night. The majority of the garden is covered in a lush lawn, providing a soft and inviting area for outdoor activities and relaxation.

### Rear Of Property

Nestled at the back of the property, a meticulously laid block-paved driveway presents itself, capable of accommodating parking for a total of four vehicles. This thoughtfully designed driveway not only serves as a practical parking solution but also offers a visually appealing feature to the property's exterior. Providing seamless access to both the rear door and the garden, it ensures effortless transitions between indoor and outdoor spaces, facilitating convenience for daily activities and outdoor leisure. Additionally, the driveway grants access to the garage, completing the functional layout of this rear area of the property.

### Garage / Games Room

Measuring 18'0" x 18'0" in size, the garage/games room presents a versatile space adaptable to various purposes. Whether transformed into a gym, a home office, or a dedicated games room, this area offers ample room for creativity and functionality.

### Tenure

Freehold Property

### Council Tax Band

E (£2,794 p/yr)

### Plot/Land Area

0.13 Acres (535.00 Sq.M)

### Mobile Coverage

5G voice and data

### Internet Speed

Ultrafast

### Transport

Iver Rail Station (part of Crossrail) is located 0.88 miles away. Uxbridge Underground Station is situated 2.28 miles away. Denham Rail Station, part of the Chiltern Line, is approximately 4.04 miles away. Heathrow Airport stands at a distance of 3.54 miles. The M40 is approximately 4.3 miles away, the M25 is about 5.4 miles away, and the M4 is situated around 4.1 miles away.

### Schools

The Iver Village Junior School and Iver Village Infant School are both within walking distance. The Iver Heath Junior School is situated approximately 1.5 miles away. The property is also within the catchment area for Burnham Grammar School, The Chalfonts Community College, and Beaconsfield High School. Additionally, there are numerous other schools in the vicinity.

### Council Tax

Band E