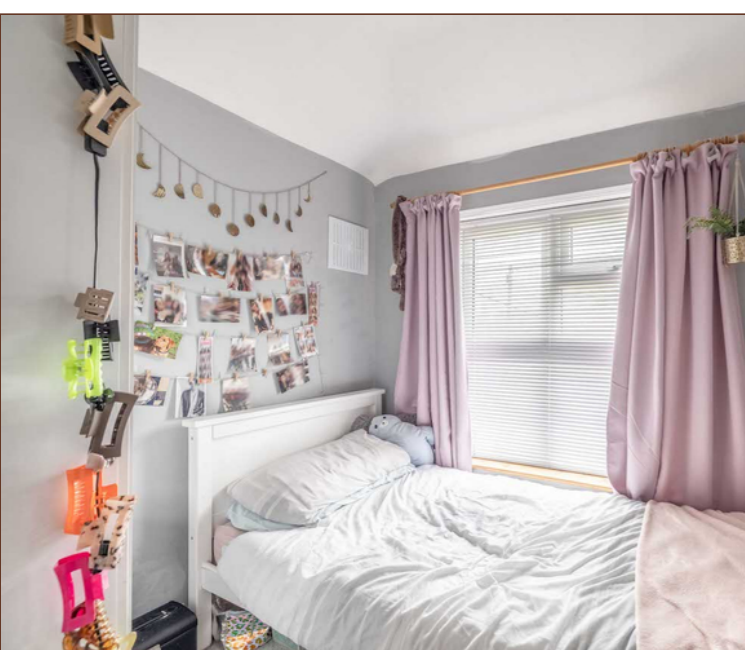


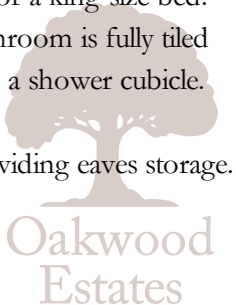
Oakwood Estates proudly presents this recently renovated four-bedroom, semi-detached residence boasting an open-plan Kitchen/Dining Room reception. The property showcases a conservatory and utility area. Beyond the garden, you'll find a shed, a games room, and a double garage within a fully enclosed garden. Ample driveway parking is available at the front, with a convenient gate providing access to the rear garden.



Upon entering the property, you're welcomed by the entrance hallway adorned with wooden flooring, featuring stairs ascending to the first floor, an under-stairs cupboard, and a doorway leading to the kitchen. The spacious living room boasts a large bay window overlooking the front, wall-mounted lighting, a charming fireplace, and ample space for seating. It seamlessly connects to the open-plan Kitchen/Dining room through windows and French doors and also features wooden flooring. The kitchen/dining area is illuminated by a blend of pendant and spot lighting, offering French doors to the conservatory and a window and door to the utility. It's equipped with a mix of wall-mounted and base kitchen units, integrated appliances, a breakfast bar, and space for dining. The conservatory provides ample living space and grants access to the rear garden. The utility room offers sufficient space for laundry appliances, base-level units, and access to the rear garden.

Moving to the first floor, the master bedroom boasts pendant lighting, a built-in wardrobe, and space for a king-size bed. Bedrooms two and three both offer pendant lighting and ample space for double beds. The family bathroom is fully tiled and features a bath with a shower attachment, a handwash basin with a vanity unit, a low-level sink, and a shower cubicle.

On the second floor, another bedroom awaits with Velux windows, accommodating a single bed and providing eaves storage.

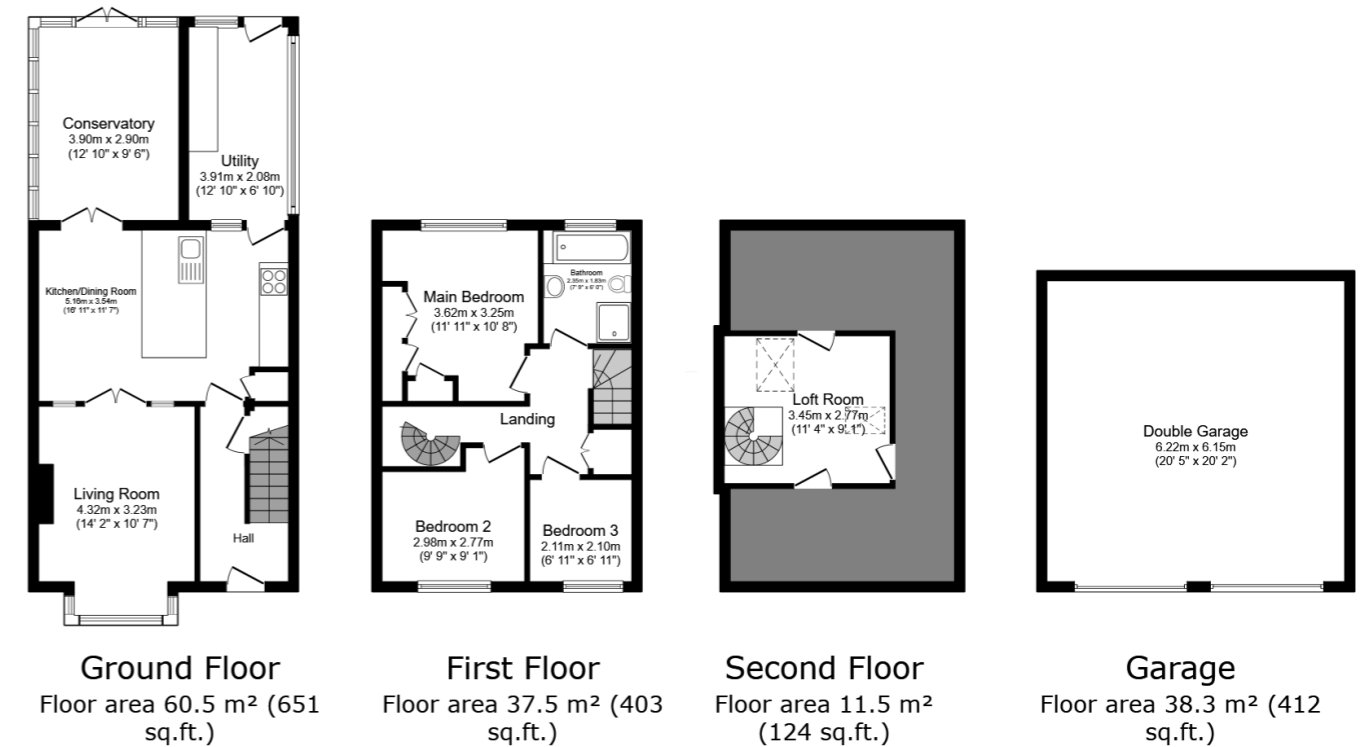


Property Information

-  **FREEHOLD PROPERTY**
-  **FOUR BEDROOMS**
-  **DOUBLE GARAGE TO THE REAR**
-  **OPEN - PLAN LIVING ROOM / KITCHEN**
-  **130FT LONG GARDEN**
-  **COUNCIL TAXBAND E (£2,794 P/YR)**
-  **OUTBUILDING / HOME OFFICE / GYM**
-  **DRIVEWAY PARKING**
-  **GOOD SCHOOL CATCHMENT AREA**
-  **POTENTIAL TO EXTEND (STPP)**

					
x4	x1	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Ground Floor
Floor area 60.5 m² (651 sq.ft.)

First Floor
Floor area 37.5 m² (403 sq.ft.)

Second Floor
Floor area 11.5 m² (124 sq.ft.)

Garage
Floor area 38.3 m² (412 sq.ft.)

TOTAL: 147.7 m² (1,590 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.

Double Garage
The double garage features electric, and light.

Outbuilding / Office / Gym
The outbuilding features electricity, and a light, and could be used as an office or Gym.

Garden Shed
There is a garden shed for storing all your garden tools.

Front Of House
At the front of the property, you'll find driveway parking, a well-kept lawn, mature plantings, and a gate providing access to the rear garden.

Rear Garden
The rear garden is 130ft long and completely enclosed, making it perfect for both pets and children. A gravel pathway with stepping stones guides you to the shed, outbuilding, and double garage at the rear. Additionally, there's a spacious patio area adjacent to the property, offering ample room for outdoor dining furniture and a barbecue.

Tenure
Freehold

Council Tax Band
Band E (£2,794 p/yr)

Plot/Land Area
0.12 Acres (469.00 Sq.M.)

Mobile Coverage
5G Voice and data

Internet Speed
Ultrafast

Schools
The area boasts a rich educational landscape, including prominent institutions such as Iver Village Junior School, Iver Village Infant School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, Langley Grammar School, and numerous others, ensuring a diverse range of educational opportunities for students of all ages and interests.

Transport Links
Convenient transportation options abound in the vicinity, with Iver Station providing easy access to Crossrail services. Uxbridge Underground Station offers seamless connections to the London Underground network. Meanwhile, West Drayton Station provides additional railway links. For those preferring alternative routes, Denham Station lies a bit further at 3.18 miles, ensuring a range of commuting choices to suit various needs and preferences.

Area
Iver Heath is a village located in the South Bucks district of Buckinghamshire, England. It is situated approximately 2 miles east of the town of Slough and 17 miles west of central London. The village is bordered by several other towns and villages, including Iver, Langley, and Gerrards Cross. The area is well known for its beautiful natural surroundings and picturesque landscapes, with many local parks and green spaces. One of the most famous attractions in the area is Pinewood Studios, which has been used as a filming location for many blockbuster movies, including the James Bond series and the Harry Potter films. Iver Heath is served by several primary schools, including Iver Heath Infant School and Iver Heath Junior School, as well as several secondary schools in the nearby towns. The village is also well-connected to other parts of the region, with easy access to major motorways and public transport links, including the M25 motorway and several local bus routes.

