

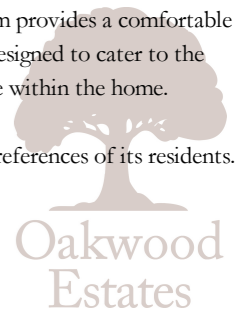


Oakwood Estates is thrilled to introduce this captivating 4-bedroom semi-detached abode, gracefully nestled within the prestigious confines of Pinewood Green. Radiating an aura of sophistication and charm, this residence embodies the epitome of refined living. With its spacious interiors, thoughtfully designed layout, and enviable location, it stands as a testament to the artistry of modern living. Ideal for discerning families yearning for a sanctuary to call their own, this property promises an unparalleled blend of comfort, convenience, and timeless allure.



This property benefits from an abundance of natural sunlight throughout the day, which not only brightens up the space but also contributes to a warm and inviting atmosphere. Natural light is known to positively impact mood and productivity, making the living spaces more comfortable and enjoyable. The presence of ample parking space is a significant convenience, ensuring that both residents and their visitors can park their vehicles without any hassle. This feature adds practicality and ease to everyday life, eliminating concerns about finding parking spots or dealing with street parking restrictions. The property boasts two generously sized reception rooms, each thoughtfully designed to cater to various needs and preferences. These versatile spaces can be utilized for entertaining guests, spending quality time with family, or even creating a dedicated home office area. This flexibility allows residents to personalize the layout according to their lifestyle and requirements. The snug area offers an intimate and cosy retreat within the home, perfect for relaxation and unwinding. Whether it's curling up with a good book or enjoying movie nights with loved ones, this space provides a sense of comfort and tranquillity. The separate dining room provides an elegant and formal space for hosting dinner parties or enjoying family meals. This dedicated area adds a touch of sophistication to meal times and social gatherings, enhancing the overall dining experience. The inclusion of a downstairs WC adds practicality and convenience to the property. This additional restroom on the ground floor eliminates the need to climb stairs, offering ease of access for residents and guests alike.

Upstairs we have four spacious bedrooms, the property offers ample accommodation for family members or guests. Each bedroom provides a comfortable and private sanctuary, ensuring restful sleep and relaxation. The family bathroom is well-appointed with fixtures and fittings designed to cater to the residents' every need. This serene retreat offers a space for relaxation and rejuvenation, enhancing the overall quality of life within the home.

Overall, these elaborate features combine to create a welcoming and functional living space that caters to the diverse needs and preferences of its residents.

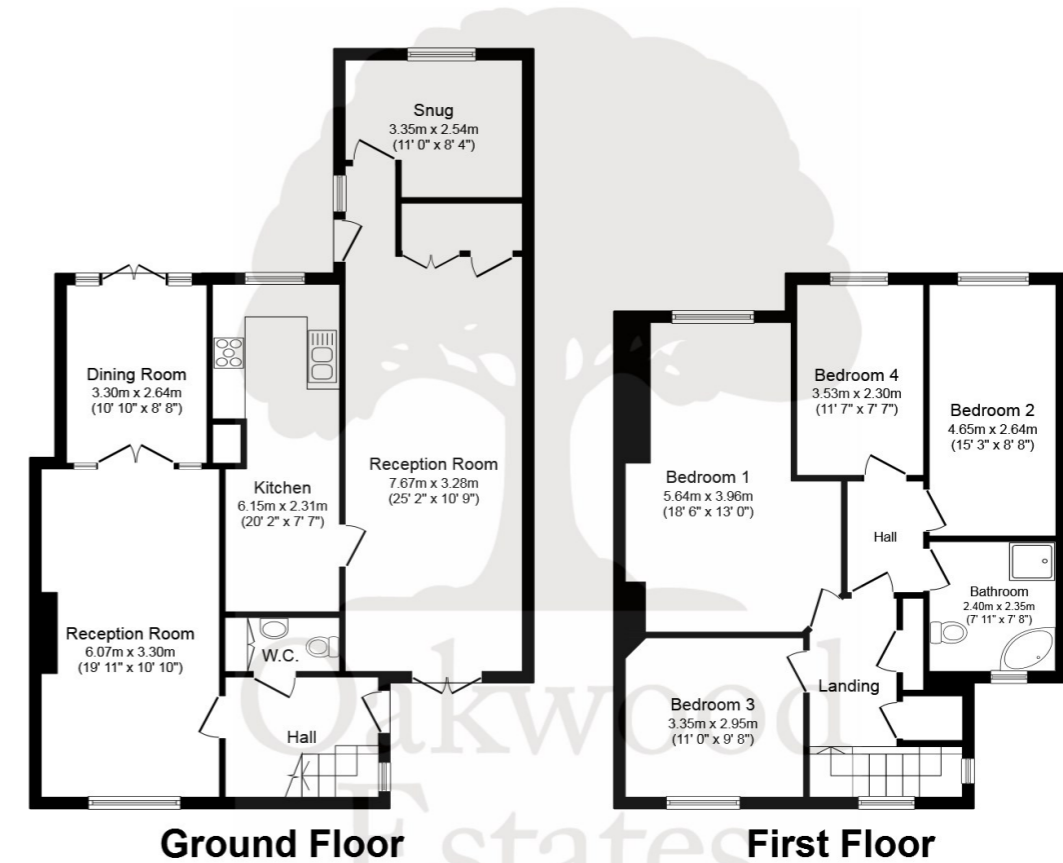


Property Information

-  FREEHOLD PROPERTY
-  FOUR BEDROOMS
-  NO ONWARD CHAIN
-  OFF STREET PARKING
-  ACCESS LINKS FOR M4/M25/M40
-  COUNCIL TAX BAND E (£2,660 P/YR)
-  FOUR RECEPTIONS
-  GOOD SIZE GARDEN
-  GREAT SCHOOL CATCHMENT AREA
-  CLOSE TO LOCAL AMENITIES

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

Floor Plan



Total floor area 159.3 sq.m. (1,715 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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

E (£2,660 p/yr)

Plot/Land Area

0.12 Acres (492.00 Sq.M.)

Mobile Coverage

5G Voice & Data

Internet Speed

Ultrafast

Local Area

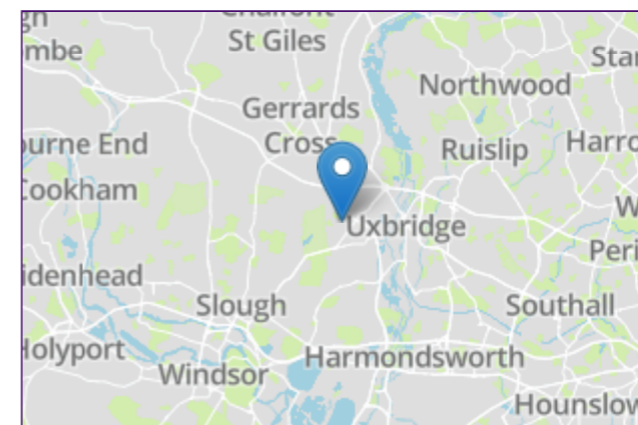
Iver Heath is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington, 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

Conveniently situated within proximity, Uxbridge Underground Station stands at a distance of 1.96 miles, offering accessible transport links. Just slightly farther, Iver Rail Station lies at 2.62 miles, followed closely by Denham Rail Station at 2.59 miles, providing alternative commuting options. For travelers, Heathrow Airport stands at a reachable distance of 10.2 miles, facilitating easy access to domestic and international flights. Additionally, major road networks including the M40, located 2 miles away and the M25, positioned 3 miles distant, ensure efficient connectivity for motorists, enhancing overall accessibility to various destinations.

Schools

Within the vicinity several educational institutions cater to diverse academic needs. These include Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, among numerous others, ensuring a wide range of educational opportunities for students at various stages of their learning journey.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	