



Oakwood Estates are proud to present this exceptional detached residence, ideally positioned within a quiet and exclusive private cul-de-sac. Offering generous and versatile living space across two floors, this well-maintained home is perfectly suited for growing families or those seeking both comfort and elegance.

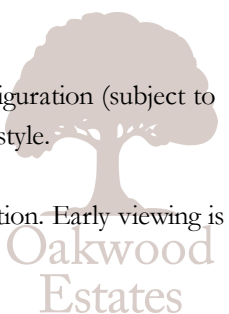
The ground floor features three well-proportioned reception rooms, providing flexible space for formal entertaining, family gatherings, or working from home. A well-appointed kitchen offers ample storage and workspace, with potential for future modernisation or extension to create an open-plan living area (subject to planning permission). A separate utility room adds convenience and functionality.

Upstairs, the spacious principal suite boasts a private dressing room and a luxurious en-suite bathroom. A guest bedroom benefits from its own en-suite shower room, while three additional double bedrooms are served by a stylish family bathroom—ideal for family or visiting guests.

Externally, the property sits on a beautifully landscaped plot with mature planting and a wide driveway offering parking for several vehicles, leading to a detached double garage. The rear garden is a standout feature—generously sized, private, and perfect for outdoor entertaining or relaxing in a tranquil setting.

Further benefits include no onward chain, and the home offers excellent scope for future extension or reconfiguration (subject to the usual planning consents), allowing buyers to tailor the property to their personal needs and style.

This is a rare opportunity to acquire a substantial and well-located family home in a peaceful, sought-after location. Early viewing is highly recommended.




Property Information

-  **FREEHOLD PROPERTY**
-  **NO ONWARD CHAIN**
-  **TWO BATHROOMS**
-  **GOOD SIZE GARDEN**
-  **GREAT SCHOOLS CATCHMENT AREA**
-  **COUNCIL TAX BAND G (£4,002 P/YR)**
-  **FIVE BEDROOMS**
-  **DOUBLE GARAGE & DRIVEWAY**
-  **SOLID CONCRETE FIRST FLOOR**
-  **GOOD MOTORWAY LINKS**

**x5**
Bedrooms

**x4**
Reception Rooms

**x3**
Bathrooms

**x5**
Parking Spaces

**Y**
Garden

**Y**
Garage

Tenure

Freehold Property

Council Tax Band

G (£4,002 p/yr)

Plot/Land Area

0.34 Acres (1,375.00 Sq.M.)

Mobile Coverage

5G voice and data

Internet Speed

Fiberoptic

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.

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 travellers, 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.

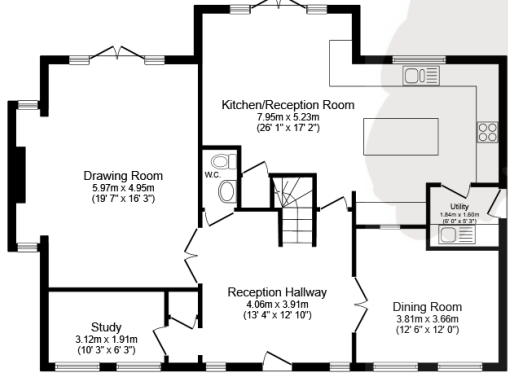
Local Area

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 a Gym.

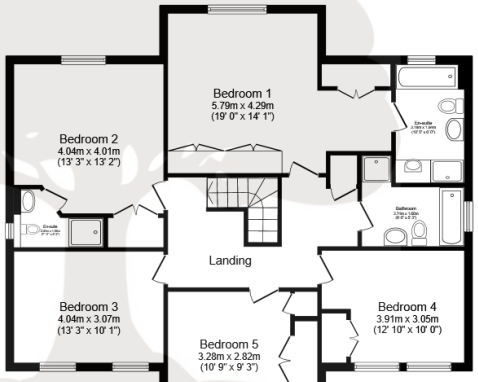
Council Tax

Band G

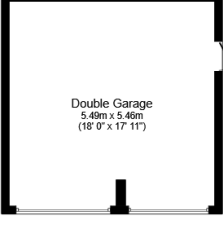
Floor Plan



Ground Floor
Floor area 104.3 sq.m. (1,123 sq.ft.)



First Floor
Floor area 104.9 sq.m. (1,129 sq.ft.)



Double Garage
Floor area 29.9 sq.m. (321 sq.ft.)

Total floor area: 239.1 sq.m. (2,573 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.

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	

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