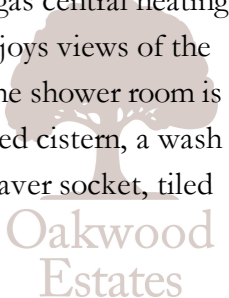














Oakwood Estates is thrilled to introduce this ground-floor apartment featuring three bedrooms, nestled within a serene setting of a sought-after development comprising only 15 properties spread across 4.5 acres of park-like grounds. The apartment boasts three generously sized bedrooms. The highlight is the spacious living room, complemented by a patio area offering tranquil views of the meticulously landscaped gardens and a naturally fed duck pond, creating a serene atmosphere.

Upon entering, the hallway welcomes with a telephone entry system, a coved ceiling, and practical amenities including a radiator, a wall-mounted central heating thermostat, and an airing cupboard housing a lagged hot water cylinder. The cloakroom offers convenience with a low-level WC, tiled flooring and walls, and a wash hand basin inset into a vanity unit with storage below. The lounge/dining room impresses with its double-aspect layout, featuring patio doors that offer scenic views of the communal gardens, along with three radiators, a TV point, and a fitted electric fire with an Adams-style surround. The kitchen is well-equipped with a comprehensive range of wall and base units, complemented by work surfaces, an inset four-ring gas hob, a one-and-a-half bowl sink and drainer with a mixer tap, integrated dishwasher and washing machine, fitted oven and microwave, and a gas central heating boiler, all overlooking the communal gardens through a window. Each of the three bedrooms enjoys views of the communal grounds, with bedroom two boasting a range of fitted wardrobes for ample storage. The shower room is elegantly appointed with an oversized shower cubicle, tiled walls, a low-level WC with a concealed cistern, a wash hand basin inset into a vanity unit with storage below, a fitted mirror, high-level cupboards, a shaver socket, tiled flooring, and a heated towel rail, ensuring both functionality and comfort.



## Property Information

-  LEASEHOLD - 950 YEARS REMAINING
-  NO CHAIN
-  THREE BEDROOMS
-  DOUBLE GARAGE
-  QUITE AND PEACEFUL LOCATION
-  COUNCIL TAX BAND - BAND E (£2,794 P/YR)
-  PETS ARE ALLOWED
-  4.5 ACRES OF PARK GROUNDS
-  OPENPLAN LIVING/DINING ROOM
-  A CLOSE DRIVE TO LOCAL AMENITIES

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

### Garage

The double garage features an electric up-and-over door, along with power and lighting for added convenience and functionality.

### Grounds

The property boasts expansive grounds spanning approximately 4.5 acres, featuring a patio offering sweeping views over meticulously maintained gardens. These gardens have been thoughtfully landscaped to include a spacious lawn, bordered by a naturally fed duck pond teeming with water flora and fauna. Adjacent to the pond lies an area of meadowland intentionally preserved to foster local wildlife, showcasing an array of species such as muntjac and roe deer, ducks, pheasants, rabbits, and moorhens. Access to the development is via a picturesque tarmac driveway leading to the apartments and parking areas adorned with attractive plantings. A standout feature of the development is undoubtedly its impeccably maintained grounds, tended to by both contract gardeners and dedicated residents, enhancing the overall appeal and tranquility of the surroundings.

### Tenure

Leasehold · 950 years remaining

### Council Tax Band

Band E (£2,794 p/yr)

### Mobile Coverage

5G Voice and data

### Internet Speed

Ultrafast

### Transport Links

Nearby Crossrail/Elizabeth Line stations include Slough Station, located just 1.35 miles away, and Langley (Berks) Station, approximately 1.48 miles distant. Additionally, Iver Station is situated approximately 2.74 miles away providing convenient access to this vital transportation network.

### Supermarkets

Conveniently located within close proximity local supermarkets include Sainsbury's, situated just 1.18 miles away, and Tesco, approximately 1.36 miles distant, providing residents with easy access to essential groceries and amenities.

### Area

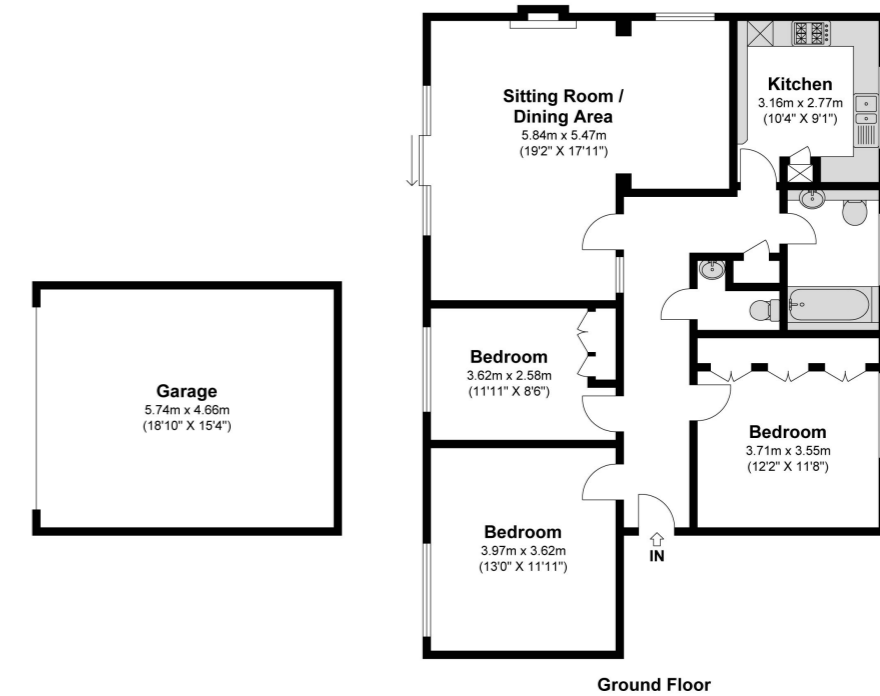
Wexham is a suburban area situated in the town of Slough, known for its residential neighbourhoods and green spaces. Located in Berkshire, England, Wexham offers a mix of housing options, ranging from detached houses to semi-detached homes and apartments. The area benefits from its proximity to Slough town centre, providing residents with access to various amenities, including shops, supermarkets, restaurants, and recreational facilities. Wexham is well-connected by road and public transportation, with nearby train stations offering easy access to London and other destinations. Overall, Wexham provides a tranquil suburban lifestyle while still being conveniently close to urban amenities.

## Floor Plan



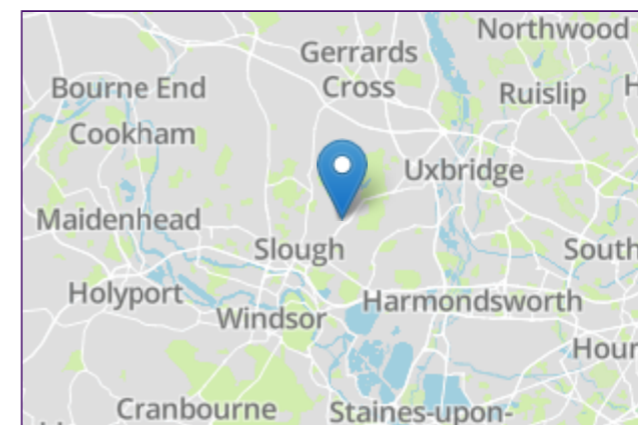
### Church Lane

Approximate Floor Area  
 1028.38 Square feet 95.54 Square metres (Excluding Garage)  
 Garage Area 287.93 Square feet 26.75 Square metres  
 Total Area 1316.31 Square feet 122.29 Square metres (Including Garage)



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

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	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	