

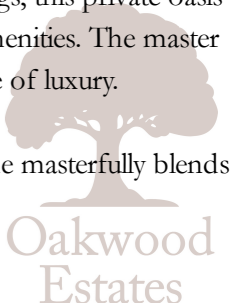


Oakwood Estates is delighted to present this stunning five-bedroom home, offering a generous 2,280 sq ft of living space. This exceptional detached house seamlessly combines spacious interiors with lush outdoor areas. With a myriad of impressive features, this property redefines comfortable living both indoors and out.

Upon entering, an abundance of natural light and an open hallway create an inviting ambience that seamlessly connects various parts of the house. The generous layout features two elegantly designed reception rooms, offering versatile spaces for relaxation and entertainment. The well-appointed kitchen/dining room boasts integrated appliances and connects seamlessly to a utility room, catering to modern convenience and functionality. Bi-folding doors open to the outside, merging indoor and outdoor entertainment spaces. Underfloor heating throughout provides a luxurious, radiator-free warmth underfoot. A downstairs W/C adds to the convenience of daily living.

Ascending to the upper level, you will find three double bedrooms and a single bedroom, along with a family bathroom featuring both a shower and a freestanding bath with underfloor heating. Three bedrooms offer ample space for wardrobes, with additional storage options in the eaves, loft, and under the stairs. A standout feature of this property is the master bedroom in the loft, an addition completed by the current vendors. Overlooking picturesque surroundings, this private oasis includes skylights that flood the room with natural light and an en-suite shower room with impressive amenities. The master bedroom also features a large rainfall shower room and underfloor heating, enhancing the sense of luxury.

Practicality is evident throughout, with plenty of storage options to keep living areas clutter-free. This home masterfully blends elegance and functionality, providing a comfortable and stylish living environment.

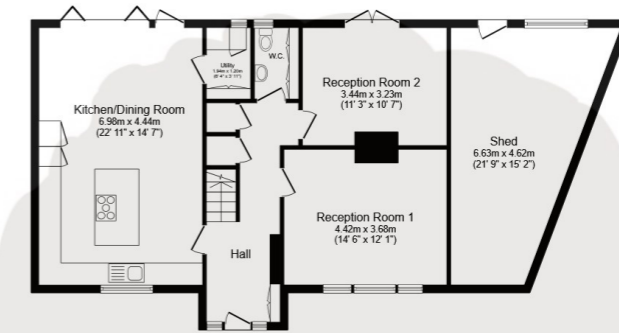


Property Information

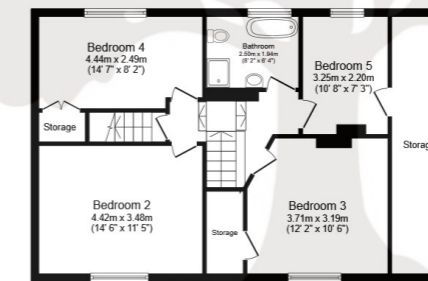
-  **FREEHOLD PROPERTY**
-  **CHAIN FREE**
-  **DRIVEWAY PARKING**
-  **CLOSE TO BLACKPARK & PINEWOOD STUDIOS**
-  **TWO BATHROOM & DOWNSTAIRS W.C**
-  **COUNCIL TAX BAND F (£3,302 P/YR)**
-  **FIVE BEDROOMS**
-  **GREAT SCHOOL CATCHMENT AREA**
-  **GOOD AIRPORT & MOTORWAY LINKS**
-  **SOUTH EAST FACING LARGE GARDEN**

					
x5	x3	x2	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

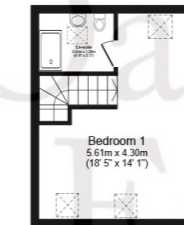
Floor Plan



Ground Floor
Floor area 103.0 m² (1,109 sq.ft.)



First Floor
Floor area 77.2 m² (831 sq.ft.)



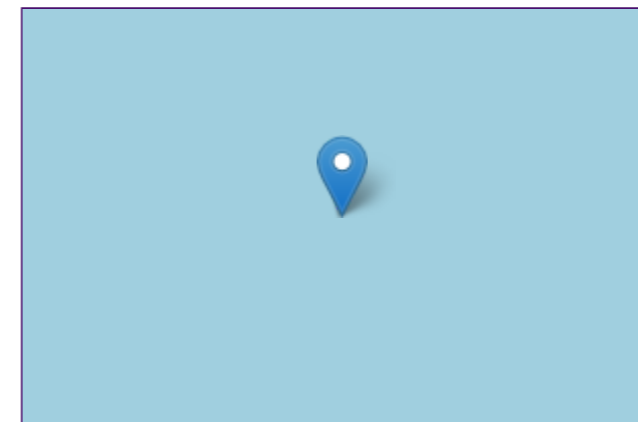
Loft Floor
Floor area 23.9 m² (257 sq.ft.)

TOTAL: 204.1 m² (2,197 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
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	

Front Of House

To the front of the property, set back from the road, a gravel driveway welcomes you with ample parking spaces for multiple cars, offering convenience for both residents and guests. Flanked by mature hedging on both sides, the driveway enhances privacy and curb appeal. Additionally, side access leads to the well-maintained rear garden.

Rear Garden

The rear garden offers sunshine from morning to evening which can be enjoyed on a spacious patio area perfect for relaxation and entertainment, alongside a garden seating area with room for a garden room. Equipped with outdoor power for a hot tub and garden lighting, this space is designed for enjoyment. A versatile storage shed outbuilding adds to the property's appeal, potentially serving as a gym or home office. With mature planting and trees, the fully enclosed garden is ideal for children and pets, enhancing the property's modern appeal and functionality.

Tenure

Freehold

Council Tax Band

Band F (£3,302 p/yr)

Plot/Land Area

0.18 Acres (719.00 Sq.M.)

Mobile Coverage

5G voice and data.

Internet Speed

Ultrafast

Additional Information

Cat 5 cabling for internet in all rooms

Schools

Located nearby are several Schools including Iver Heath Infant School and Nursery just 0.18 miles away and Iver Heath Junior School at a distance of 0.31 miles. The Chalfonts Community College is situated 5.51 miles away, while Burnham Grammar School is 5.9 miles from here. Further afield, Beaconsfield High School is 7.01 miles away, and John Hampden Grammar School is located 11.97 miles from this location. Additionally, there are many more schools in the surrounding area.

Transport

Conveniently located, Uxbridge Underground Station is just 2.05 miles away, while Iver Rail Station is 2.26 miles from here. Denham Rail Station is 2.95 miles away, and Heathrow Airport is 10.2 miles distant. For those travelling by car, the M40 is only 2 miles away, and the M25 is 3 miles from this location.

Area

Located in the sought-after village of Iver Heath, Church Road is on the outskirts of Uxbridge. The Iver/Iver Heath area offers a variety of convenient local amenities, including shops, pubs, restaurants, and supermarkets. For more extensive shopping and transportation options, Uxbridge and Slough town centres are just a short drive away. The region is well-served by esteemed schools and popular recreational destinations such as Black Park and Langley Park.