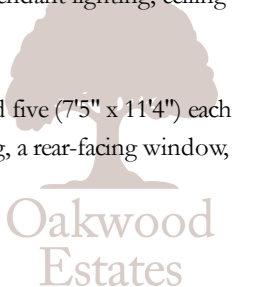


Oakwood Estates are delighted to present this modern five-bedroom townhouse, ideally situated next to Pinewood Studios, the iconic home of the British Film Industry, in a fittingly named location, 'Bond Close.' Built in 2004 by Westbury Homes, this property is part of a contemporary development and is offered to the market in immaculate condition, providing flexible and spacious living accommodation. Conveniently located within a short commute of Gerrards Cross and Uxbridge town centers, this home presents an excellent opportunity for family living.

The entrance hallway features spot lighting, a window overlooking the front aspect, wooden flooring, stairs leading to the first floor, a door to the WC, and an archway to the living/dining room. The WC is fully tiled with spot lighting, a towel radiator, a low-level WC, and a hand wash basin. The spacious living/dining room (15'0" x 19'6") includes pendant lighting, a bay window overlooking the front aspect, space for a three-piece suite, and wooden bi-folding doors leading to the kitchen/breakfast room. The kitchen/breakfast room (11'1" x 19'6") boasts a large skylight, spot lighting, a window overlooking the rear garden, shaker-style kitchen units with white quartz worktops, a gas hob with an extractor fan, an integrated oven and grill, an American-style fridge/freezer, space for a dining table and chairs, French doors to the rear garden, and a door to the utility room, which provides spot lighting, access to the garden, and space for a washing machine and dryer.

The first-floor landing, with spot lighting, leads to two bedrooms and the family bathroom. Bedroom one (14'7" x 10'5") features pendant lighting, ceiling coving, a window overlooking the rear aspect, space for a king-size bed and wardrobe, and an ensuite with spot lighting, a frosted window, a shower cubicle, a low-level WC, and a hand wash basin. The family bathroom is fully tiled and includes spot lighting, a bath with a shower attachment, a low-level WC, and a hand wash basin with a vanity unit. Bedroom two (12'1" x 8'8") offers pendant lighting, ceiling coving, a front-facing window, and space for a double bed.

The second-floor landing includes spot lighting, a skylight, a loft hatch, and access to three bedrooms. Bedrooms four and five (7'5" x 11'4") each feature spot lighting, side-facing windows, and space for double beds, while bedroom three (7'2" x 13'1") has spot lighting, a rear-facing window, and space for a double bed.



Property Information

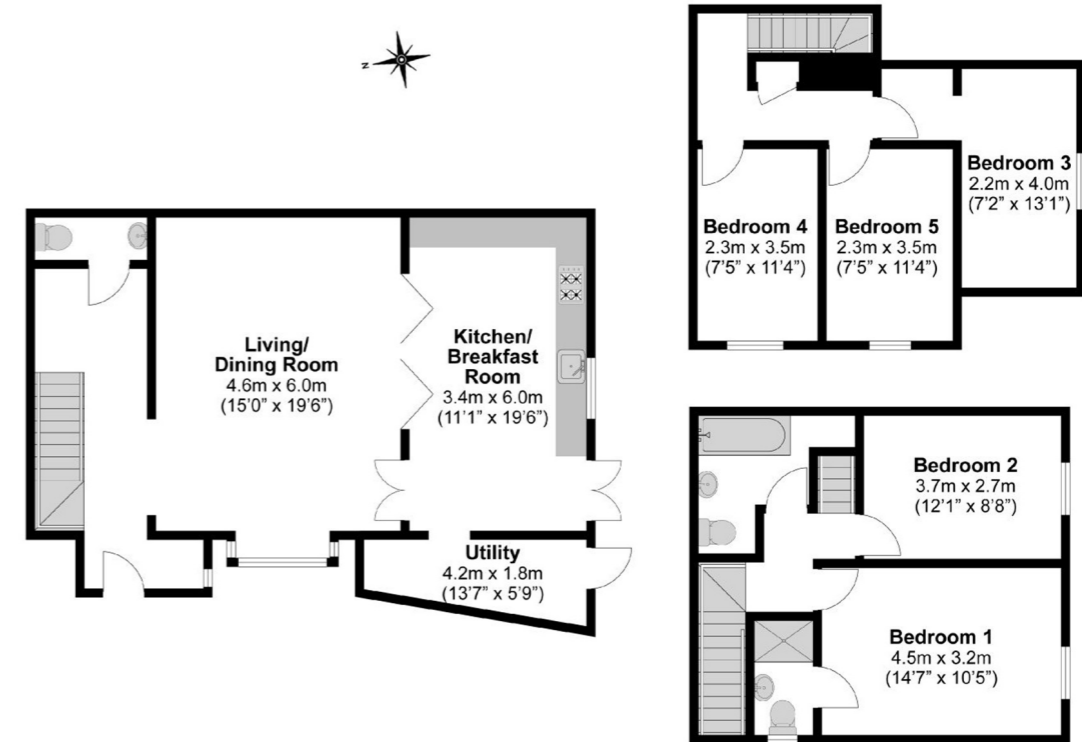
Floor Plan

-  FREEHOLD
-  MODERN FIVE BEDROOM TOWN HOUSE
-  LIVING ROOM
-  SUPERB CONDITION
-  1 BATHROOM/1 ENSUITE
-  COUNCIL TAX BAND D (£2,286 P/YR)
-  SITUATED OPPOSITE PINEWOOD STUDIOS
-  KITCHEN/BREAKFAST ROOM
-  DOWNSTAIRS WC
-  PARKING FOR 2 CARS

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x5 | x1 | x2 | x2 | Y | N |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

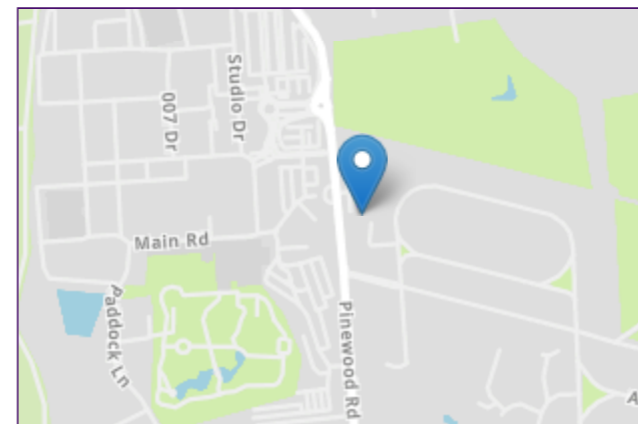


Total Approximate Floor Area
1636 Square feet
152 Square metres



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 | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 78 | 85 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Front Of House
Allocated parking for two cars.

Rear Garden
5.15 Meters x 8.22 meters in size, fully enclosed, astro turf, mature planting, gate leading to the side access.

Tenure
Freehold

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.

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 centers 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.

Council Tax
Band D