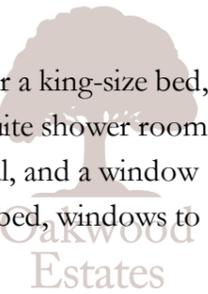




Oakwood Estates exclusively presents to the market this well-presented news-style four-bedroom, two-bathroom, one-reception property, nestled in a prime location, this home boasts exceptional proximity to schools, amenities, travel links, and Wexham Park Hospital. Additionally, the property includes a separate single garage and exclusive permit-only parking, providing both convenience and privacy.

We enter the property into the entrance hallway, with carpet to the flooring, stairs rising to the first floor and understairs storage, and access into the living room, kitchen, and downstairs WC. The WC features a low-level WC and a hand wash basin. To the left-hand side is the living and dining area, with carpet to the flooring, space for living and dining room furniture, a window overlooking the front aspect, and French patio doors leading out to the rear garden. The kitchen features windows overlooking the front and rear aspects, tiled flooring, an assortment of eye-level and base kitchen units, stainless steel sink and drainer with a mixer tap, an integrated oven with gas hob and extractor fan above, an integrated slimline dishwasher, a fitted breakfast bar area, and space for additional appliances.

On the first floor are two double bedrooms. The first is bedroom one with plenty of space for a king-size bed, fitted storage, space for additional storage, windows to the front and rear aspect, and an ensuite shower room with low-level WC, hand wash basin with mixer tap, heated towel rail, walk-in shower cubical, and a window overlooking the front aspect. Bedroom two is a good size double, with space for a king-size bed, windows to the front and rear aspects, and space for plenty of storage.



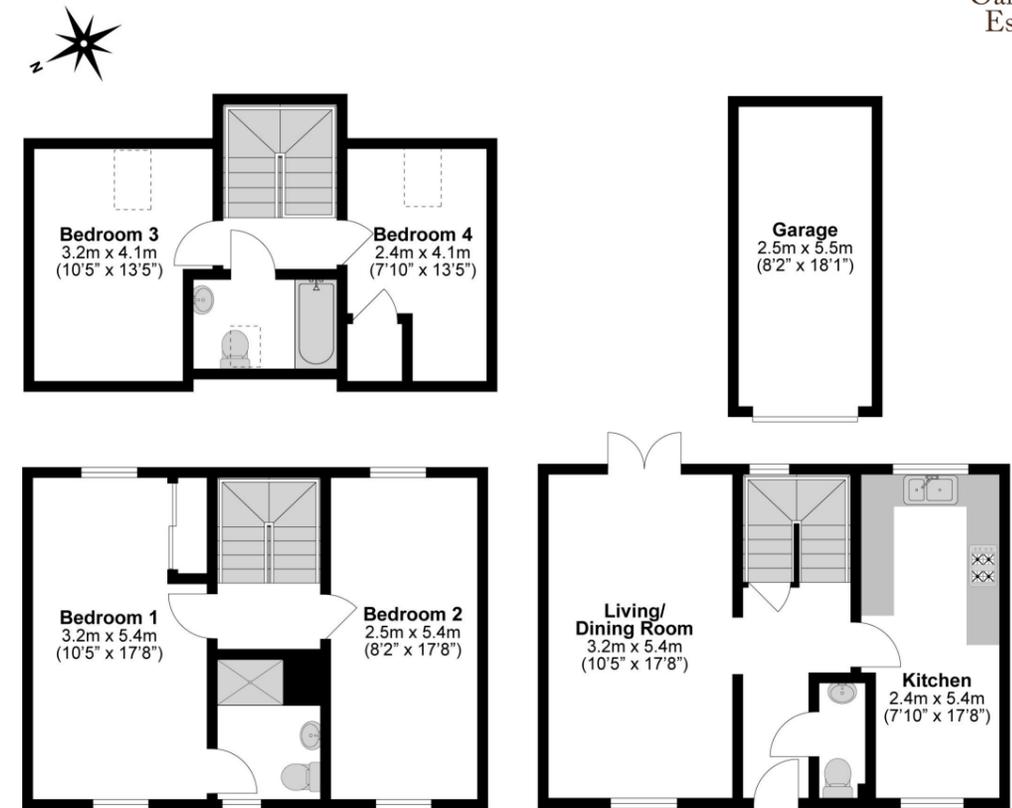
Property Information

-  FREEHOLD
-  FOUR BEDROOMS
-  CLOSE TO LOCAL AMENITIES AND SCHOOLS
-  GARAGE
-  PARKING
-  COUNCIL TAX BAND - BAND E (£2,527 P/YR)
-  TWO BATHROOMS
-  CLOSE TO WEXHAM PARK HOSPITAL
-  SOUTH EAST FACING GARDEN
-  1,636 SQUARE FEET

					
x4	x1	x2	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan

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			
(92-100)	A		90
(81-91)	B	80	
(69-80)	C		
(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	

Tenure

Freehold

Council Tax Band

Band - E (£2,266 p/yr)

Plot/Land Area

0.04 Acres (184.00 Sq.M.)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

Schools

Wexham School - 0.22 miles

Wexham Court Primary School - 0.41 miles

Khalsa Primary School - 0.45 miles

St Ethelbert's Catholic Primary School - 0.58 miles

Lynch Hill Enterprise Academy - 0.76 miles

St Joseph's Catholic High School - 0.8 miles

Transport

Slough Station - 1.35 miles

Langley (Berks) Station - 2.07 miles

Burnham (Buckinghamshire) Station - 3.03 miles

Datchet Station - 3.17 miles

Windsor & Eton Riverside Station - 3.26 miles

Iver Station - 3.31 miles

Area

Wexham is a village located in the county of Buckinghamshire, England. It is situated near Slough and is known for its picturesque countryside and proximity to Wexham Park Hospital. The village offers a peaceful residential environment while providing easy access to amenities, schools, and transportation links.

Council Tax

Band E