



Oakwood Estates is thrilled to introduce this exquisite four-bedroom property to the market. This spacious home offers an array of impressive features, including three elegantly designed reception rooms perfect for entertaining and relaxation, and two modern bathrooms equipped with high-quality fixtures. The property boasts a convenient downstairs WC and a generous conservatory that provides panoramic views of the extensive two-part rear garden, ideal for family gatherings and outdoor activities. The garden also features a large outbuilding that can serve multiple purposes, such as a home office, gym, or additional storage space. Furthermore, the driveway offers ample parking, comfortably accommodating over five cars, making it ideal for families with multiple vehicles or guests. Located in a sought-after area, this home falls within the catchment of some of the top grammar schools in the country, ensuring excellent educational opportunities for your children. The property also benefits from excellent transport links, being just a short drive from major motorways, Heathrow Airport, and extensive train networks, providing easy access for commuters and travellers alike. This remarkable property combines luxurious living with practical convenience, making it a perfect choice for discerning buyers.

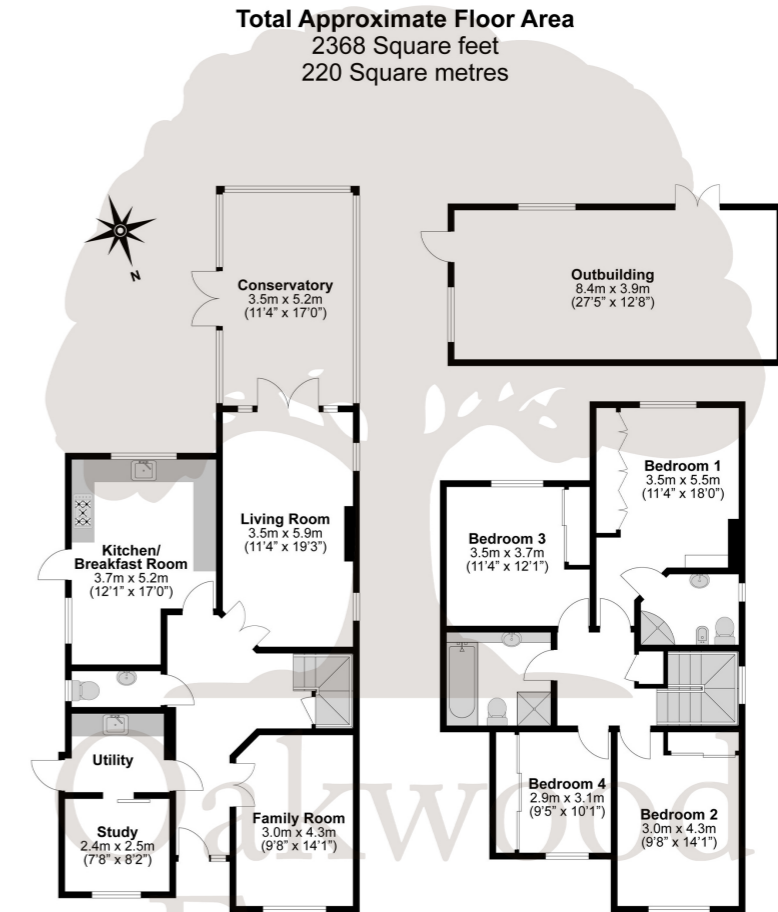
We enter the property through an entrance hall featuring stairs rising to the first floor, an under-stairs cupboard, spotlighting, and wooden flooring. French doors lead to the Family Room and Living Room, with additional doors opening to the Utility Room, WC, and Kitchen/Breakfast Room. The living room offers pendant and wall-mounted lighting, a window overlooking the front aspect, space for a couple of sofas, and wooden flooring. The utility room has a door to the side aspect, spotlighting, space for a fridge/freezer, built-in units for utility machines and storage, a sink with mixer tap, wooden flooring, and a sliding door to the Study. The study includes spotlighting, a window overlooking the front aspect, space for a couple of desks, a bookcase, and wooden flooring. The WC is fitted with spot lighting, a window overlooking the side aspect, a low-level WC, a hand wash basin with storage below and tiled flooring. The kitchen/breakfast room features spot lighting, a window and door to the side aspect, a window overlooking the rear garden, a mix of wall-mounted and base-level shaker units, an integrated oven and grill, a gas hob with extractor fan, a butler-style sink with mixer tap, Quartz worktops, space for a kitchen table and chairs, and tiled flooring. The family room includes spotlighting, a feature fireplace framed by twin windows, space for a three-piece suite, wooden flooring, and French doors and windows leading to the Conservatory. The Conservatory offers stunning views of the rear garden, ample space for conservatory furniture, and tiled flooring.

On the first floor, there are four bedrooms and a family bathroom. Bedroom One includes pendant lighting, a window overlooking the rear garden, a built-in wardrobe, space for a king-sized bed and bedside tables, carpeted flooring, and an ensuite with a frosted window hand wash basin with storage unit, low-level WC, bidet, and walk-in shower cubicle. Bedroom Two features pendant lighting, a window overlooking the front aspect, space for a king-sized bed and bedside tables, a built-in wardrobe, and carpeted flooring. Bedroom Three has pendant lighting, a window overlooking the rear garden, a built-in wardrobe, space for a king-sized bed and bedside tables, and carpeted flooring. Bedroom Four includes pendant lighting, a window overlooking the front aspect, a built-in wardrobe, space for a single bed, and carpeted flooring. The family bathroom is fully tiled and includes a frosted window spot lighting, a large bath with shower attachment, a low-level WC, a shower cubicle, a hand wash basin, and ample storage.



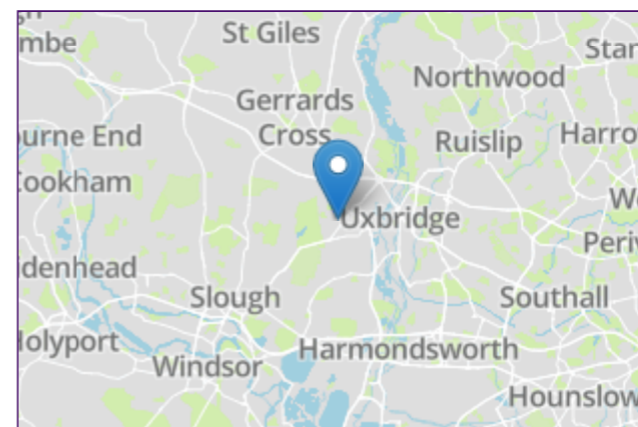
-  FREEHOLD PROPERTY
-  TWO BATHROOM
-  CONSERVATORY
-  VERY LARGE GARDEN
-  GREAT SCHOOL CATCHMENT AREA
-  FOUR BEDROOMS
-  THREE RECEPTIONS
-  OUTBUILDING / HOME OFFICE/ GYM
-  DRIVEWAY PARKING
-  GOOD TRANSPORT LINKS

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



Front Of House

At the front of the property, there is a spacious block-paved driveway that can accommodate well over five cars, making it ideal for multiple vehicles or guest parking. To the left, a mature conifer hedge provides privacy and a touch of greenery. On the right side, a well-maintained fence is accompanied by mature planting and trees, adding both privacy and aesthetic appeal. Additionally, there is a neatly kept lawn area that enhances the overall curb appeal. A gate at the side of the property offers convenient access to the rear, completing the front exterior's functionality and charm.

Rear Garden

At the rear of the property, a spacious patio area adjacent to the house offers ample space for outdoor activities, including a BBQ, table, and chairs, perfect for entertaining or relaxing. This inviting space is enhanced by mature planting that adds colour and privacy, and it is flanked by a mix of hedges on either side, creating a serene and secluded atmosphere. Beyond the patio, a lush, well-maintained lawn stretches out, providing plenty of room for outdoor play or gardening. A charming pathway meanders from the patio, guiding you toward an outbuilding that can serve various purposes, such as storage, a workshop, or a hobby space. Continuing along the pathway, you discover a hidden garden, a true retreat from the hustle and bustle of daily life. To access this enchanting area, you cross one of two picturesque bridges that span a gently flowing stream. Once across, you enter a peaceful, additional lawn area surrounded by mature trees that offer shade and tranquillity. This hidden garden also features a garden shed for tools and storage, making it a practical yet idyllic spot for gardening enthusiasts or anyone seeking a quiet escape.

Outbuilding

The outbuilding measures 27'5" by 12'8", offering a spacious and versatile area equipped with power and lighting. This space is ideal for various uses, such as a studio for creative projects, a home office for remote work, a gym for fitness enthusiasts, or even a man cave for relaxation and entertainment. The large windows provide a scenic view of the rear garden, bringing in natural light and creating a pleasant atmosphere. Additionally, the French doors not only enhance the aesthetic appeal but also offer easy access to the outdoors, making this outbuilding a practical and attractive extension of your home.

Tenure

Freehold Property

Schools

Within the vicinity, several schools 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 Gym.