













Oakwood Estates are pleased to present to the market this stunning four-bedroom detached house epitomizes contemporary elegance and comfort. Boasting a blend of modern design and timeless appeal, this residence offers a tranquil sanctuary within a vibrant community. Discover a place where sophistication meets convenience, inviting you to embrace a lifestyle of both luxury and serenity. Located on the sought after Slough Road, Iver Heath the property is a short walk from all local amenities including schools and doctors surgeries. The M25, M40 and M4 are all just a 5 minute drive from the property making it ideal for families and commuters alike.

The property comprises large entrance hall with doors leading onto the study, dining room, living room, kitchen area, and downstairs w.c. Stairs leading to the first floor with doors to bedrooms One, Two, Three and Four, family bathroom. Bedroom Two benefits from an ensuite shower room. The front of the property is paved and gated to provide off street parking for 8+ Cars. The rear of the property has a paved area providing space for entertaining the rest has been laid with artificial grass.



## Property Information

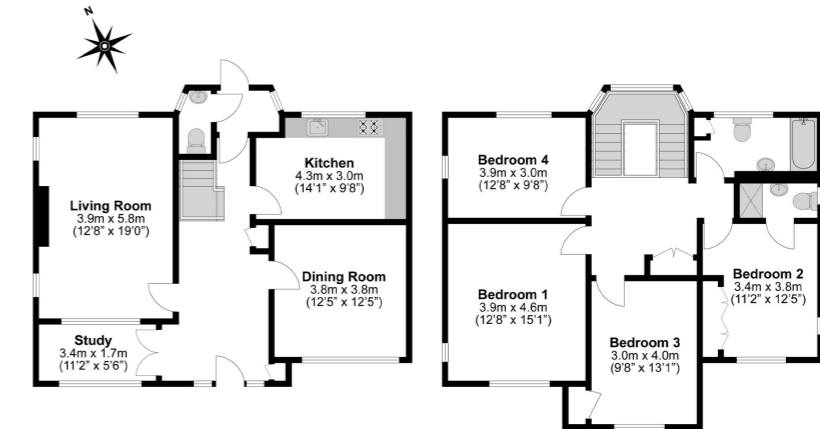
-  FREEHOLD
-  DETACHED
-  STUDY
-  DOWNSTAIRS W.C
-  GATED ACCESS
-  COUNCIL TAX - BAND F
-  FOUR BEDROOM
-  TWO RECEPTION ROOMS
-  ONE ENSUITE
-  CLOSE TO ALL LOCAL AMENITIES

					
x4	x2	x2	x15	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan

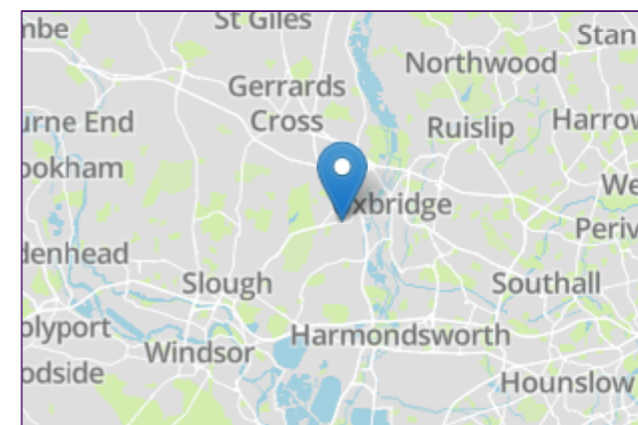


**Total Approximate Floor Area**  
1754 Square feet  
163 Square metres



**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		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Front Aspect

The front of the property is paved to provide off street parking for 8+ Cars with gated access.

### Rear Garden

To the rear of the property the garden is mainly laid with artificial grass and a patio area perfect for entertaining.

### Tenure

Freehold

### Council Tax

Band - F (£3,144 per year)

### Mobile Coverage

5G Voice and data

### Internet Speed

Ultrafast

### Schools

- Iver Heath Infant School and Nursery  
0.16 miles
- Iver Heath Junior School  
0.19 miles
- West Middlesex College  
1.03 miles
- The Iver Village Junior School  
1.13 miles
- Iver Village Infant School  
1.24 miles
- St Mary's Catholic Primary School  
1.37 miles

### Transport

- Uxbridge Underground Station  
1.8 miles
- Iver Station  
2.04 miles
- Langley (Berks) Station  
2.28 miles
- West Drayton Station  
2.7 miles
- Denham Station  
2.99 miles

### Area

Iver Heath is a village located in the South Bucks district of Buckinghamshire, England. It is situated approximately 2 miles east of the town of Slough and 17 miles west of central London. The village is bordered by several other towns and villages, including Iver, Langley, and Gerrards Cross. The area is well known for its beautiful natural surroundings and picturesque landscapes, with many local parks and green spaces. One of the most famous attractions in the area is Pinewood Studios, which has been used as a filming location for many blockbuster movies, including the James Bond series and the Harry Potter films. Iver Heath is served by several primary schools, including Iver Heath Infant School and Iver Heath Junior School, as well as several secondary schools in the nearby towns. The village is also well-connected to other parts of the region, with easy access to major motorways and public transport links, including the M25 motorway and several local bus routes.

### Council Tax

Band F