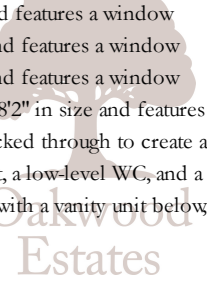














Oakwood Estates proudly offers this spacious detached property boasting 6 bedrooms, 3 bathrooms, and 3 reception rooms, nestled on a plot of approximately 0.32 Acres (1,303.00 Sq.M). Positioned at the end of one of Iver Heath's sought-after cul-de-sacs, the property spans approximately 2185 square feet with ample room for potential extension, pending planning permission. Conveniently located near local schools, shops, pubs, and major motorways M40/M25/M4, it also enjoys a desirable school catchment area.

Upon entering the property, you're greeted by a spacious hallway adorned with pendant lighting, stairs rising to the first floor with an understairs cupboard, parquet flooring, an opening leading to the kitchen and WC, and doors leading to the dining room and living room. The living room is 11'2" x 20'7" in size and features pendant lighting, a large window overlooking the front aspect, French doors and windows overlooking the rear garden, a door leading to the Family/Play Room, parquet flooring, and space for a three-piece suite. The Family/Play Room is 12'6" x 16'4" in size and features a large window overlooking the front aspect, a large window overlooking the rear garden, pendant lighting, parquet flooring, and space for a three-piece suite. The Dining Room is 9'5" x 11'8" in size and features spotlighting, French doors and windows overlooking the rear garden, an opening leading to the kitchen, storage cupboards, under-stairs storage, tiled flooring, and plenty of space for a dining table and chairs. The kitchen is 10'5" x 18'4" in size and features windows overlooking the rear garden and side access, a door leading to the side access, spot lighting, a mixture of wall-mounted and base kitchen units, a twin sink and drainer with mixer tap, a range style oven with extractor fan above, integrated microwave, space for an American style fridge/freezer, breakfast bar, plenty of worktop space, and tiled flooring. The downstairs WC/utility room features a window overlooking the front aspect, a low-level WC, a sink with a mixer tap, storage units, space for a washing machine and dryer, and tiled flooring.

On the first floor, we have six bedrooms, a family bathroom, and a family shower room. Bedroom One is 10'5" x 13'8" in size and features a window overlooking the front aspect, space for a king-size bed and bedside tables, carpet to the flooring, a sliding door leading into the walk-in wardrobe, a further door leading to the ensuite, which is fully tiled and features a frosted window overlooking the rear aspect, a low-level WC, a hand wash basin with mixer tap and vanity unit below and a walk-in shower cubicle with a rain shower and hand shower. Bedroom two is 11'2" x 11'5" in size and features triple windows overlooking the front aspect, a built-in wardrobe, pendant lighting, space for a king-size bed and bedside tables, and carpet to the floor. Bedroom three is 11'2" x 8'9" in size and features a window overlooking the rear garden, pendant lighting, space for a double bed, and a carpet to the flooring. Bedroom four is 11'2" x 8'2" in size and features a window overlooking the front aspect, a built-in wardrobe, space for a single bed, and carpet to the flooring. Bedroom five is 13'1" x 8'2" in size and features a window overlooking the rear garden, pendant lighting, space for a double bed and bedside tables, and carpet to the flooring. Bedroom six is 13'1" x 8'2" in size and features a window overlooking the front aspect, space for a single bed, and a carpet to the flooring. Please note bedrooms five and six could be knocked through to create a larger bedroom. The family bathroom is part tiled and features a frosted window overlooking the rear garden, a bath with shower attachment, a low-level WC, and a hand wash basin with a vanity unit below. The family shower room features a frosted window overlooking the rear aspect, a hand wash basin with a vanity unit below and a walk-in shower.



Property Information

-  FREEHOLD
-  PLOT/LAND AREA 0.32 ACRES (1,303.00 SQ.M.)
-  THREE RECEPTIONS
-  POTENTIAL TO EXTEND (STP)
-  M40, M4, AND M25 MOTORWAY LINKS
-  COUNCIL TAX BAND G (£3,628 P/YR)
-  SIX BEDROOMS
-  THREE BATHROOMS
-  GOOD CATCHMENT AREA FOR SCHOOLS
-  LARGE GARDEN

					
x6	x3	x3	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

At the front of the property, there's a spacious paved driveway offering plenty of off-street parking. Gated access leads to the rear garden, while cast iron railing lines the right-hand side, complemented by mature planting on the left-hand side.

Rear Garden

The expansive rear garden, fully enclosed for added privacy and security, presents an ideal haven for both pets and children to roam freely. It encompasses various features to enhance outdoor living, including a generously sized patio area perfect for entertaining or relaxing alfresco. Additionally, a summer house equipped with electricity offers a versatile space for various activities. The garden boasts an extensive lawn area, providing ample room for recreational activities and play. A well-proportioned workshop adds functionality and storage options for hobbies or gardening equipment. The presence of mature planting enhances the aesthetic appeal and provides a sense of tranquillity. The entire garden is bordered by a sturdy fence, ensuring a safe and enclosed environment for enjoyment and peace of mind.

Tenure

Freehold

Council Tax Band

Band G (£3,628 p/yr)

Plot/Land Area

0.32 Acres (1,303.00 Sq.M.)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

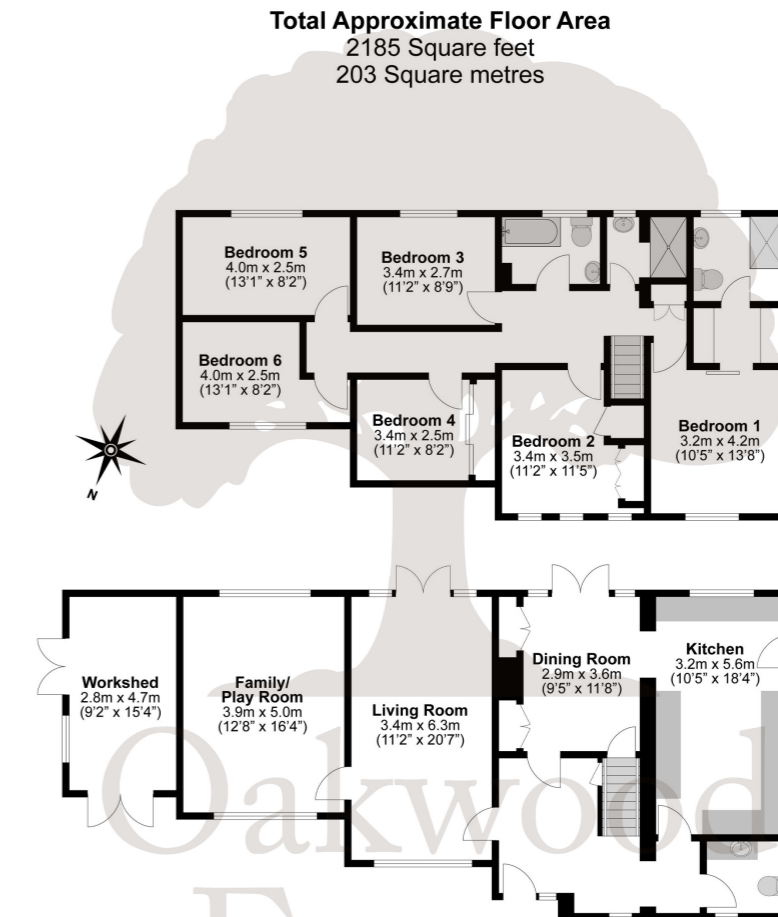
Local Area

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.

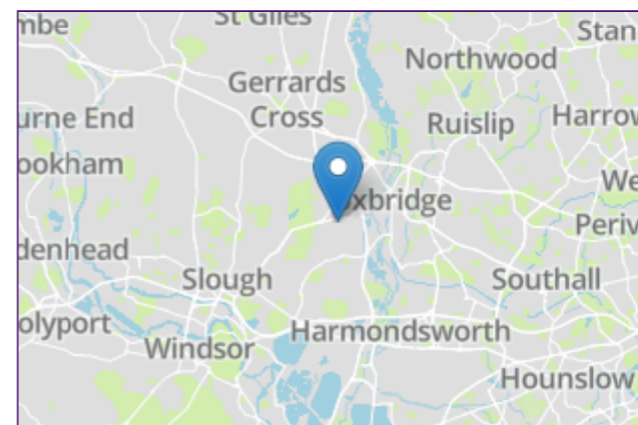
Schools

In close proximity to each other, Iver Heath Infant School and Nursery and Iver Heath Junior School are mere fractions of a mile apart, with the former at 0.2 miles and the latter slightly farther at 0.3 miles. Moving a bit farther out, The Chalfonts Community College is situated approximately 5.51 miles away, followed by Burnham Grammar School at 5.9 miles. Slightly more distant is Beaconsfield High School, located around 7.01 miles away, and then John Hampden Grammar School at approximately 11.97 miles. This area also boasts numerous additional educational institutions, providing a diverse range of options for students and families.

Floor Plan



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	74	83
(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	