

Oakwood Estates are delighted to present to you this stunning extended three/four-bedroom, three-reception semi-detached property to the market. The property also has further potential to extend and convert the large loft space. There is a driveway for five plus cars, The property is situated in an ideal location, with local schools, amenities, and travel links in close proximity. The garden benefits from being South facing and features two decking areas.

You enter the property into the main entrance hallway, with access to the downstairs cloakroom, utility room, kitchen and dining room, living room, and study/bedroom four. There is also hardwood flooring throughout the ground floor. The cloakroom features a window overlooking the front aspect, a low-level WC, and a hand wash basin. The utility room features space for washing and drying machines. The study/bedroom for features french doors leading into the rear garden, space for a double bed or home office furniture. The living room features a large window overlooking the front aspect, fitted storage, a feature fireplace, and space for living room furniture. The dining room features french doors leading out to the rear garden, a door leading to the kitchen, space for a dining room table and chairs, and under stairs cupboard. The kitchen features a window overlooking the rear garden, a door leading to the decking area, an assortment of eye-level and base kitchen units, integrated appliances, a 6-ring gas range cooker, a tiled splash back, a sink and a half with a mixer tap. The first-floor landing has doors leading to the three bedrooms and bathroom, with loft access. Bedroom one has a window overlooking the front aspect, space for a king-size bed and side tables, and wardrobes. Bedroom two features a window overlooking the rear garden, space for a double bed, and built-in wardrobes. Bedroom three has a window overlooking the front aspect, space for a double bed, and space for a wardrobe. The family bathroom features a frosted window overlooking the rear garden, a beautiful roll-top bath with shower attachment, a large walk-in shower cubicle, a hand wash basin, and a low-level WC.





## Property Information

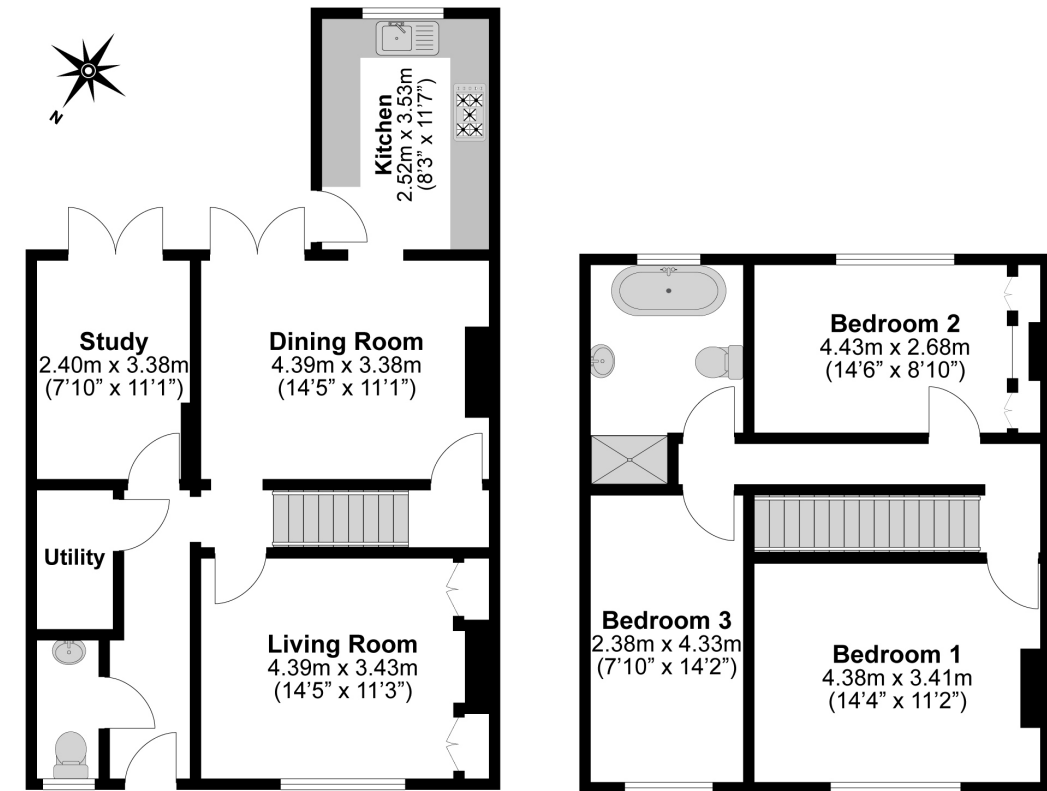
-  FREEHOLD
-  THREE/FOUR BEDROOMS
-  FULLY ENCLOSE REAR GARDEN
-  THREE RECEPTION ROOMS
-  POTENTIAL TO CONVERT THE LOFT (STPP)
-  COUNCIL TAX BAND - BAND E (£2,527 P/YR)
-  PARKING FOR 5 PLUS CARS
-  SOUTH FACING GARDEN
-  UTILITY
-  POTENTIAL TO EXTEND (STPP)

					
x3	x3	x1	x5	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan

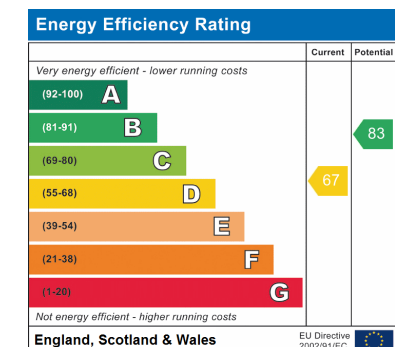
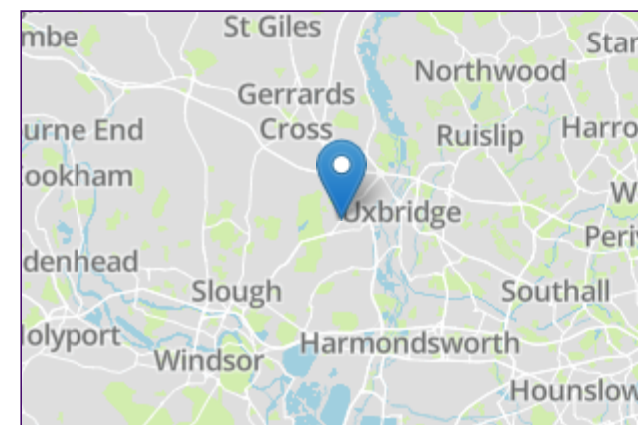


**Total Approximate Floor Area**  
1268 Square feet  
118 Square metres



**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.



### Front Of House

A large gravel driveway with parking for five plus cars.

### Rear Garden

The rear garden is mainly laid to lawn, with large decking areas to the rear and the rear of the property. A pathway leading to the end of the garden.

### Tenure

Freehold

### Council Tax Band

E (£2,527 p/yr)

### EPC Rating

67 D with the potential of 83 B.

### Internal Area

1,268 Sq.Ft (118 Sq.M.)

### Plot/Land Area

0.09 Acres (362.00 Sq.M.)

### Mobile Coverage

5G voice and data

### Internet Coverage

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.

### School Catchment

Iver Heath Infant School and Nursery - 0.18 miles  
Iver Heath Junior School - 0.31 miles  
The Chalfonts Community College - 5.51 miles  
Burnham Grammar School - 5.9 miles  
Beaconsfield High School - 7.01 miles  
John Hampden Grammar School - 11.97 miles

### Transport Links

Uxbridge Underground Station - 2.05 mi  
Iver Rail Station - 2.26 mi  
Denham Rail Station - 2.95 mi  
Heathrow Airport - 10.2 mi  
M40 - 2 mi  
M25 - 3 mi

### Council Tax

Band E