

Oakwood Estates are proud to present to the market this stunning and thoughtfully extended four-bedroom semi-detached family home, which has been tastefully updated throughout to offer a perfect blend of style, space, and practicality.

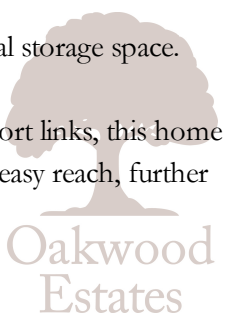
This impressive property boasts a spacious open-plan kitchen and dining area, designed with both entertaining and everyday family living in mind. The modern kitchen is equipped with high-quality appliances, ample storage, and sleek finishes, seamlessly flowing into the dining area and overlooking the garden—ideal for hosting guests or enjoying meals with the family.

The ground floor also features a generous living room filled with natural light, offering a warm and inviting space to relax. With three well-appointed bathrooms, including an en-suite to the principal bedroom, the home caters comfortably to the needs of a growing family.

Outside, the property continues to impress with a good-sized private garden, perfect for outdoor dining, gardening, or children's play.

A driveway provides convenient off-street parking, and a practical garden store room offers additional storage space.

Situated within a highly sought-after school catchment area and benefiting from excellent localised transport links, this home is perfectly positioned for families and commuters alike. Local amenities, parks, and shops are all within easy reach, further enhancing the convenience and appeal of this superb property.





## Property Information

## Floor Plan

- FREEHOLD PROPERTY
  - FULLY UPDATED BY THE CURRENT OWNERS
  - 3 BATHROOMS
  - GOOD SIZE LIVING ROOM
  - GOOD TRANSPORT LINKS
  - COUNCIL TAX BAND - D £2,340 P/YR
  - FOUR BEDROOMS
  - OPEN - PLAN KITCHEN/DINING ROOM
  - DRIVEWAY PARKING
  - GREAT SCHOOL CATCHMENT AREA

					
x4	x2	x3	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Tenure

## Freehold Property

## Council Tax Band

Band D - £2,340 p/yr

### Plot/Land Area

0.08 Acres (318.00 Sq.M.)

## Mobile Coverage

## 5G Voice and data

## Internet Speed

Ultrafast

## Schools

The area boasts a rich educational landscape, including prominent institutions such as Iver Village Junior School, Iver Village Infant School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, Langley Grammar School, and numerous others, ensuring a diverse range of educational opportunities for students of all ages and interests.

## Transport Links

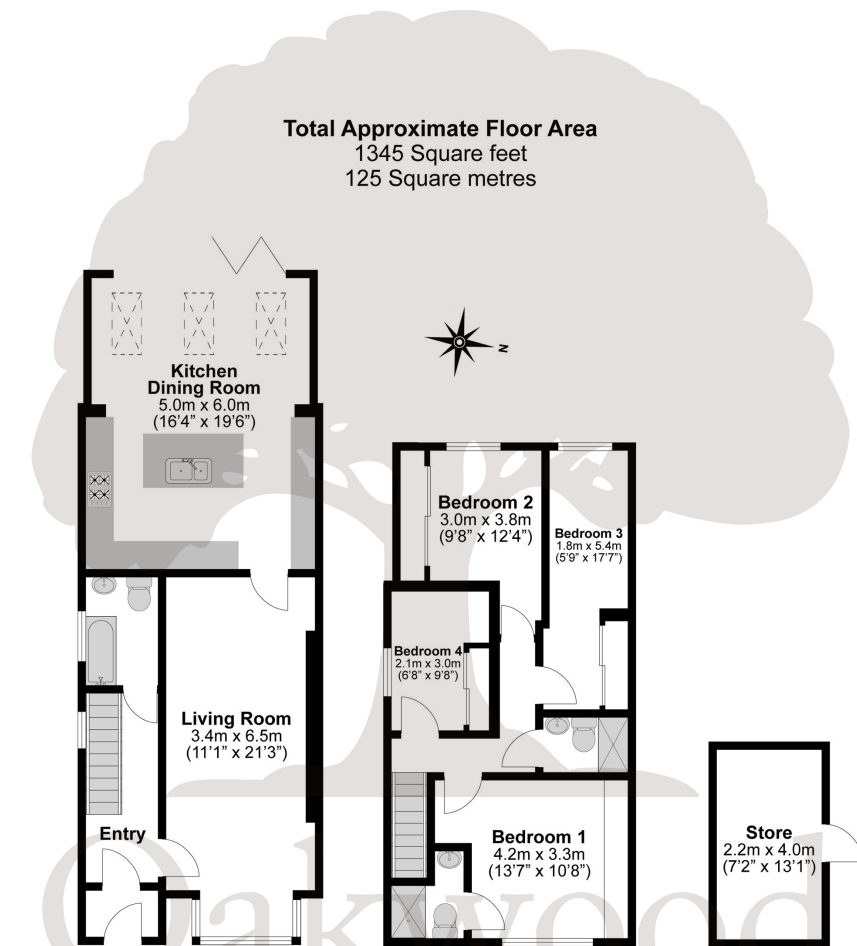
Convenient transportation options abound in the vicinity with Iver Station providing easy access to Crossrail services. Uxbridge Underground Station offers seamless connections to the London Underground network. Meanwhile, West Drayton Station provides additional railway links. For those preferring alternative routes, Denham Station is also a short drive away, ensuring a range of commuting choices to suit various needs and preferences.

## 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 D



**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.

