

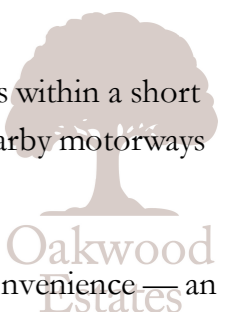
Oakwood Estates are delighted to present to the market this stunning, modern four-bedroom family home, beautifully designed to offer both style and functionality. The property comprises three contemporary bathrooms, a bright and spacious reception room, and an open-plan kitchen/dining area that is perfect for family living and entertaining. The kitchen is fitted with modern appliances, ample storage, and sleek work surfaces, seamlessly connecting to the dining and living space for a sociable, open feel.

Upstairs, the four well-proportioned bedrooms situated over two floors provide plenty of space for a growing family, including a main bedroom with an en-suite bathroom in the loft, a second bedroom with en-suite, and stylish family bathroom.

Externally, the home offers driveway parking and a garage, providing secure parking and extra storage. The south-facing rear garden is a real highlight, offering a sunny and private outdoor space ideal for relaxing or entertaining.

Situated at the end of a peaceful cul-de-sac, the property enjoys a quiet and safe setting. It is within a short walk to local schools and amenities, and excellent transport links are close by, including nearby motorways and train stations, making it ideal for commuters.

This modern home perfectly balances practical family living with contemporary style and convenience — an opportunity not to be missed.



## Property Information

-  FREEHOLD PROPERTY
-  THREE BATHROOMS, 1 W.C
-  OPENPLAN KITCHEN/DINING ROOM
-  SOUTH FACING BACK GARDEN
-  GREAT SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND E (£2,986.98 P/YR)
-  FOUR BEDROOMS
-  DRIVEWAY PARKING & GARAGE
-  FLAT WALK TO LOCAL SCHOOLS AND SHOPS
-  CLOSE MOTORWAY NETWORKS

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

### Tenure

Freehold Property

### Council Tax Band

Council tax band E (£2,986.98 p/yr)

### Plot/Land Area

0.05 Acres (192.00 Sq.M.)

### Mobile Coverage

5G Voice and Data

### Internet Speed

Ultrafast

### Schools

The property is conveniently located near a variety of educational institutions, catering to different age groups and preferences. Whether you're seeking an infant, junior, senior, private, or grammar school, the area offers a diverse range of options for students. To verify official school catchment areas, please visit the Buckinghamshire schools admissions webpage: <https://services.buckscc.gov.uk/school-admissions/nearest>.

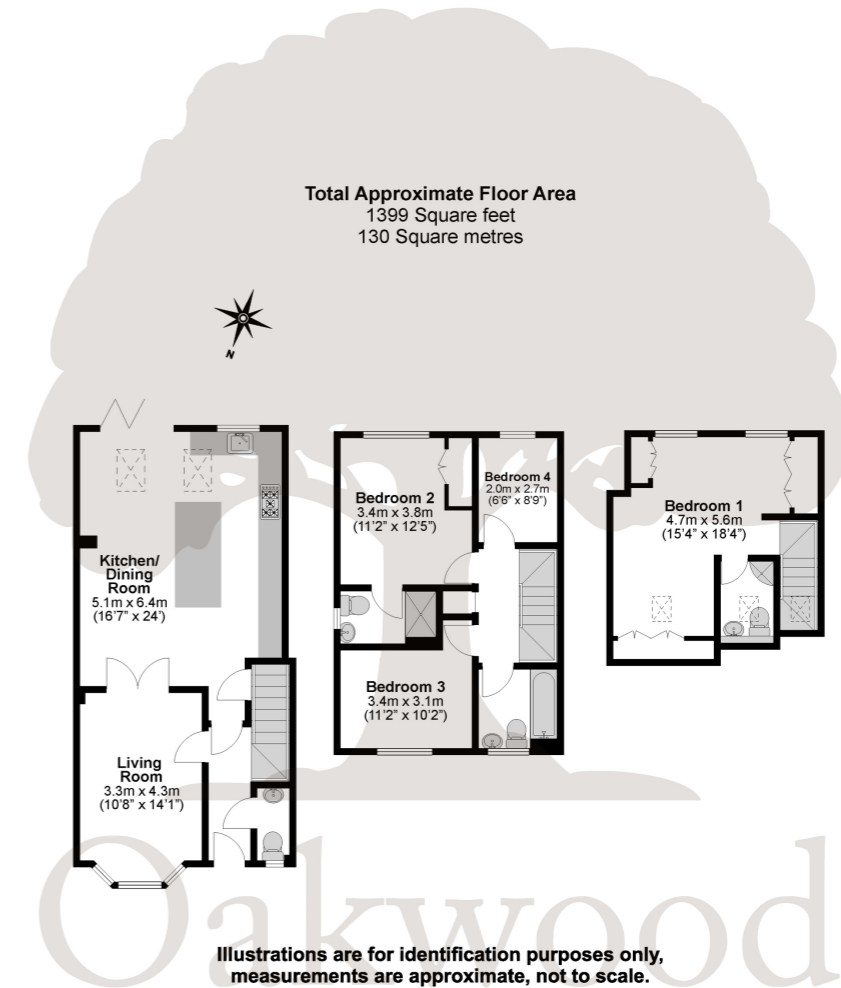
### Transport Links

The property enjoys a highly convenient location, with Uxbridge Underground Station, Iver Rail Station, and Denham Rail Station all just a short drive away, offering excellent transport links. Heathrow Airport is easily accessible, making it ideal for frequent travellers. For those who drive, the nearby M40 and M25 provide seamless connectivity to major routes and destinations.

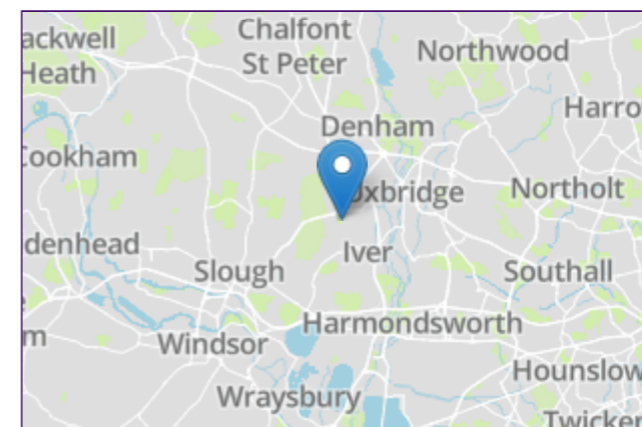
### Area

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 Gvm.

## 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	77	81
(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			