

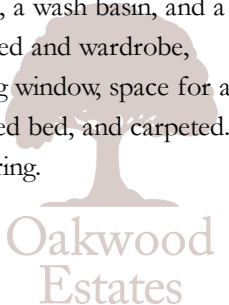


Oakwood Estates is pleased to present this exceptional four-bedroom home featuring three spacious reception rooms, three bathrooms, and an open-plan kitchen/breakfast area. Located on the highly sought-after Pinewood Green, the property is just a short, level walk from local shops and restaurants. It also offers convenient off-street parking and is only a few minutes drive from nearby motorways and train stations.











Upon entering the property, you're welcomed into a spacious hallway with downlighting, wooden flooring, and a staircase leading to the first floor. Doors from the hallway open to the dining room, living room, and snug. The dining room includes downlighting, a front-facing window, ample space for a dining set, and carpeted for a cosy feel. The living room features downlighting, a large bay window overlooking the front, space for multiple sofas, carpeted flooring, and an open entryway to the open-plan kitchen/breakfast room. The kitchen/breakfast area boasts twin skylights, downlighting, rear garden views, and patio doors that lead outside. It is equipped with a variety of wall-mounted, tower, and base units, an integrated microwave, oven, grill, gas hob with extractor, sink with mixer tap, space for an American-style fridge-freezer, and tiled flooring. There is also an opening to the snug, versatile space with downlighting, an understairs cupboard, and wooden flooring. The downstairs shower room is well-appointed with a shower cubicle, wash basin with vanity unit, heated towel rail, and low-level WC, as well as space for utility equipment.



Heading upstairs, the family bathroom is fully tiled, offering a rear garden view, a bath with shower attachment, a wash basin, and a WC. Bedroom one is a spacious room with pendant lighting, a front-facing window, room for a king-sized bed and wardrobe, carpeted flooring, and an ensuite with a shower, WC, and wash basin. Bedroom four also features a front-facing window, space for a double bed, and carpet. Bedroom two includes pendant lighting, a bay window at the front, room for a king-sized bed, and carpeted. Finally, bedroom three provides a rear garden view, space for a double bed, and carpeted flooring.

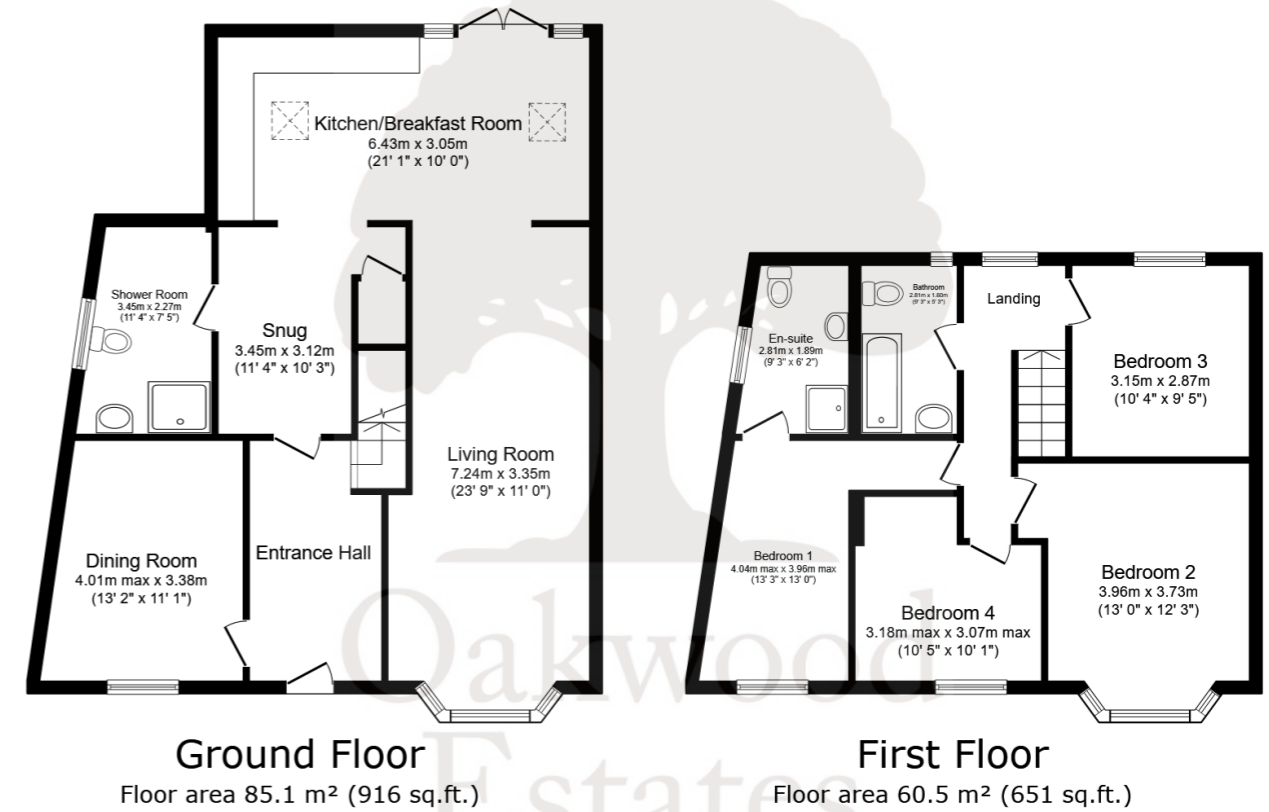


Property Information

-  FREEHOLD PROPERTY
-  FOUR BEDROOMS
-  THREE RECEPTIONS
-  OFF STREET PARKING
-  CLOSE TO THE LOCAL AMENITIES
-  COUNCIL TAX BAND - E £2,862.02
-  THREE BATHROOMS
-  OPENPLAN KITCHEN/BREAKFAST ROOM
-  ENCLOSED REAR GARDEN
-  CLOSE TO LOCAL MOTORWAYS (M40/M4/M25)

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

Floor Plan



TOTAL: 145.6 m² (1,568 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

The front of the property offers convenient off-street parking for two cars, complemented by a well-maintained lawn and beautifully landscaped garden beds filled with mature plants adding to the home's curb appeal. A secure gate to the side provides easy access to the rear garden, ensuring privacy and ease for outdoor maintenance or entertaining. The thoughtful layout of the front garden creates a welcoming and elegant first impression.

Rear Garden

The rear garden boasts a spacious patio, ideal for outdoor dining with a table, chairs, and BBQ setup. A gate provides convenient access to the front of the property, while a well-kept lawn is bordered by vibrant flower beds. A charming pathway leads to the back of the garden, creating a tranquil space to relax and enjoy.

Tenure

Freehold

Internet Speed

Ultrafast

Mobile Coverage

5G Voice and data

Local Area

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Transport Links

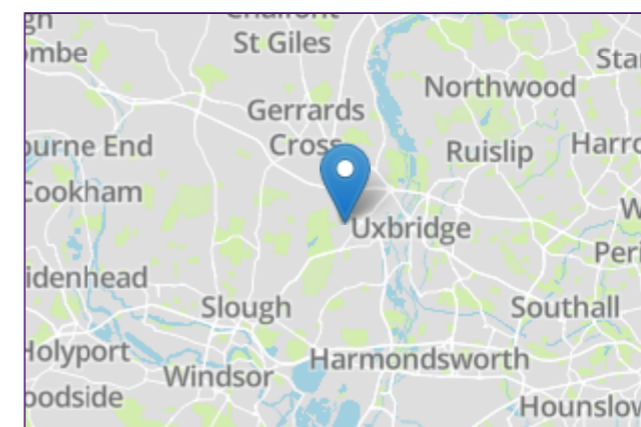
Conveniently situated within proximity, Uxbridge Underground Station stands at a distance of 1.96 miles, offering accessible transport links. Just slightly farther, Iver Rail Station lies at 2.62 miles, followed closely by Denham Rail Station at 2.59 miles, providing alternative commuting options. For travellers, Heathrow Airport stands at a reachable distance of 10.2 miles, facilitating easy access to domestic and international flights. Additionally, major road networks including the M40, located 2 miles away, and the M25, positioned 3 miles distant, ensure efficient connectivity for motorists, enhancing overall accessibility to various destinations.

Schools

Within the vicinity, several educational institutions cater to diverse academic needs. These include Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, among numerous others, ensuring a wide range of educational opportunities for students at various stages of their learning journey.

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	69	79
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			