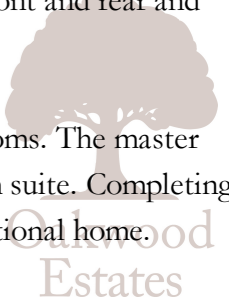











Oakwood Estates is thrilled to introduce this exquisite four-bedroom semi-detached family home, showcasing spacious living areas across two impressive floors. This remarkable residence has undergone significant extension to unlock its full potential, and its interior has been tastefully adorned with high-quality finishes, resulting in a naturally illuminated and crisply-toned atmosphere. With over 2518 sq. ft. of carefully designed living space, the property features a thoughtfully planned interior set within the charming backdrop of the Heart of Iver Heath, nestled in a leafy residential community.

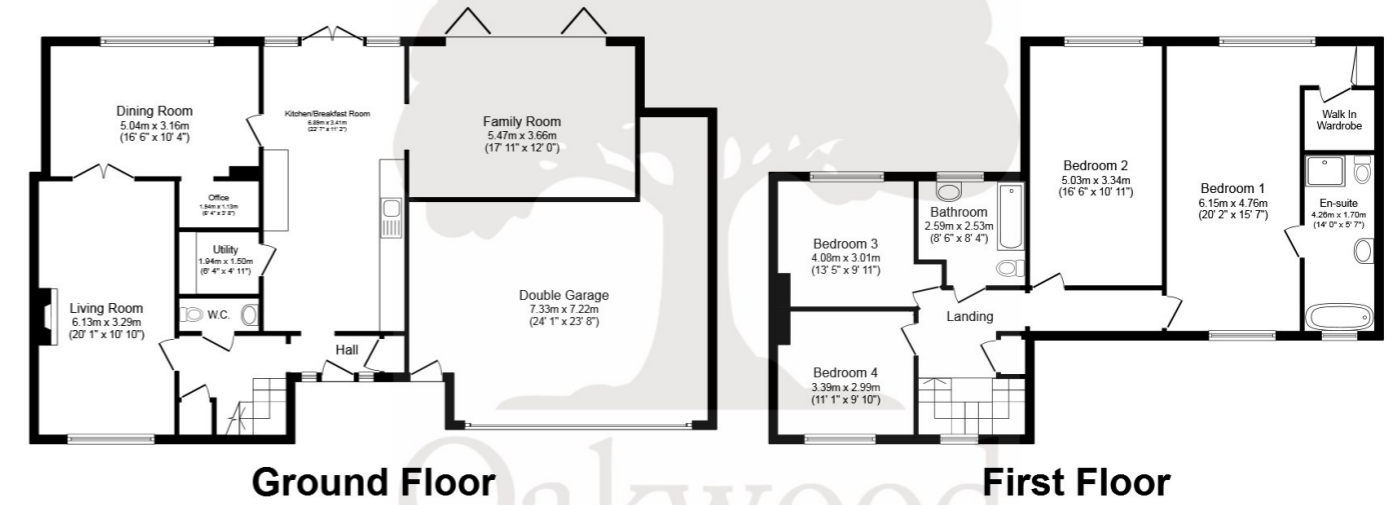
Upon entering, a welcoming hall leads to the heart of the home—the open-plan kitchen/breakfast room. This area serves as the central entertainment hub, featuring a spacious kitchen adorned with granite worktops and a separate utility space. The flow extends to two of the three reception rooms, with the dining room on the left boasting an alcove perfect for a home office. French doors connect to the cosy living room, highlighted by a captivating 'Yorkstone' fireplace. A downstairs cloakroom is conveniently located. On the right side of the kitchen, the family room opens up with bi-fold doors overlooking the terrace and private rear garden. The property also includes a double garage accessible through an electric-controlled shutter, with entry points at both the front and rear and equipped with hot and cold water connections.

Ascending to the first floor, the landing provides access to four generously sized double bedrooms. The master bedroom, measuring 20ft x 15ft, features a walk-in wardrobe and a luxurious four-piece bathroom suite. Completing the upper level is a three-piece family bathroom, adding the finishing touches to this exceptional home.



-  FREEHOLD
-  4 DOUBLE BEDROOMS
-  DOUBLE GARAGE
-  COVERED PATIO TERRACE
-  GREAT SCHOOL CATCHMENT
-  COUNCIL TAX BAND E (£2,660 P/YR)
-  THREE / FOUR RECEPTIONS
-  DRIVEWAY PARKING FOR 3 CARS
-  ENCLOSED REAR GARDEN
-  2518 SQ.FT

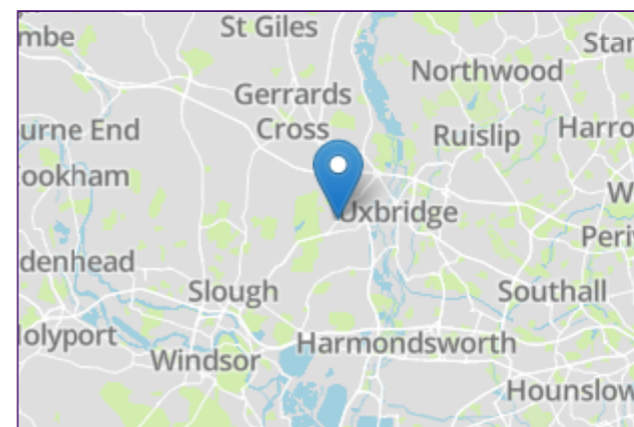
					
x4	x3	x2	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Total floor area 233.9 sq.m. (2,518 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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	75	82
(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			

**Front Of House**

A block-paved driveway accommodates off-street parking for up to three cars, while the garage offers space for an additional two vehicles. The remaining portion of the front garden is landscaped with a lush lawn bordered by enclosed hedges.

**Rear Garden**

Towards the back of the residence, you'll find a covered patio terrace, an ideal space for hosting outdoor gatherings. This area is equipped with power sockets and a water connection for added convenience. The remaining portion of the private rear garden is landscaped with a well-maintained lawn, complemented by an assortment of mature shrubs and trees that contribute to a sense of seclusion. To complete the outdoor space, there is also a storage shed with power.

**Tenure**

Freehold

**Council Tax Band**

Band E (£2,660 p/yr)

**Mobile Coverage**

5G voice and data

**Internet Speed**

ultrafast

**Borough**

South Bucks

**Schools**

- 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
- Plus many more.

**Transport**

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

**Area**

Located in the sought-after village of Iver Heath, Church Road is on the outskirts of Uxbridge. The Iver/Iver Heath area offers a variety of convenient local amenities, including shops, pubs, restaurants, and supermarkets. For more extensive shopping and transportation options, Uxbridge and Slough town centers are just a short drive away. The region is well-served by esteemed schools and popular recreational destinations such as Black Park and Langley Park.