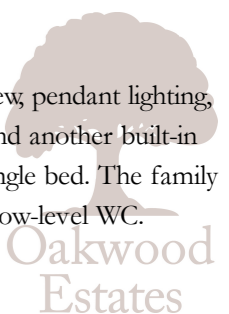














Oakwood Estates are thrilled to present this spacious semi-detached property boasting four bedrooms, two reception rooms, and two bathrooms. Additionally, it includes a generous garage, a sizable rear garden, parking for three to four cars, and convenient proximity to local shops and schools, all within a flat walking distance. Positioned in a sought-after grammar school catchment area, this property also offers exciting potential for further extension (subject to planning permission).

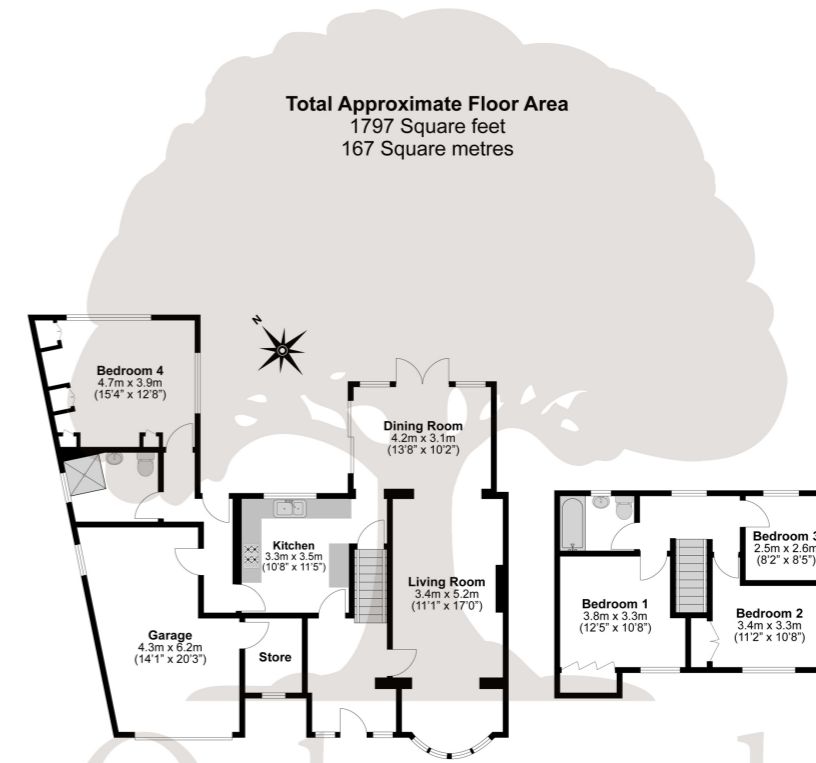
Upon entering the property, you step into a welcoming hallway adorned with pendant lighting, leading to the stairs ascending to the first floor. From here, you can access both the kitchen and living room, all complemented by laminate flooring. The kitchen, measuring 10'8" x 11'5", boasts spotlighting, a rear garden view, a blend of wall-mounted and base shaker kitchen units, ample worktop space, tiled splashback, integrated oven and grill, gas hob, dishwasher space, and a sink with mixer tap. An understairs cupboard adds to the storage, while an open layout connects it seamlessly to the dining room. The adjoining living room, sized 11'1" x 17', features a large bay window, pendant lighting, a focal fireplace, and a nook utilized as an office area. Moving to the dining room, 13'8" x 10'2" in dimensions, sliding doors open onto the patio, offering a picturesque garden view. Through the inner hallway, you'll find bedroom four, a downstairs shower room, and a spacious garage. The shower room, fully tiled, boasts a large cubicle, hand wash basin with mixer tap, vanity unit, and a low-level WC. Bedroom four impresses with dual-aspect windows, built-in wardrobes, and ample space for a king-sized bed. The garage, larger than average, is equipped with an electric up-and-over shutter style door and offers access to a convenient store room.

Upstairs, three bedrooms and a family bathroom await. Bedroom one (12'5" x 10'8") enjoys a front aspect view, pendant lighting, and a built-in wardrobe. Similarly, bedroom two (11'2" x 10'8") offers front aspect views, pendant lighting, and another built-in wardrobe. Currently serving as an office, bedroom three features a rear garden view and ample space for a single bed. The family bathroom, mostly tiled, includes a frosted window, bath with shower attachment, hand wash basin, and low-level WC.



-  FREEHOLD PROPERTY
-  3/4 BEDROOMS
-  COUNCIL TAX BAND E (£2,794 P/YR)
-  3/2 RECEPTIONS
-  2 BATHROOMS
-  GOOD SIZE GARDEN
-  LARGE GARAGE
-  PARKING FOR 2/4 CARS
-  CLOSE TO ALL LOCAL AMENITIES
-  GOOD SCHOOL CATCHMENT AREA

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



Oakwood Estates

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**

At the front of the property, a mature hedge frames the scene, with an inviting archway guiding you to the front door. A block paved driveway offers parking space for 2-4 cars, granting access to the garage. Enhanced by mature planting, this area also affords views over the communal field.

**Rear Garden**

The spacious rear garden, fully enclosed for safety, presents an ideal space for children and pets to play freely. It includes a sizable patio, perfect for outdoor gatherings, along with a sprawling lawn, a pathway leading to the garden's rear. A greenhouse and an additional patio area add versatility to the outdoor space, all framed by lush mature hedging and plants.

**Tenure**

Freehold

**Council Tax Band**

E (£2,794 p/yr)

**Plot/Land Area**

0.13 Acres (538.00 Sq.M.)

**Schools**

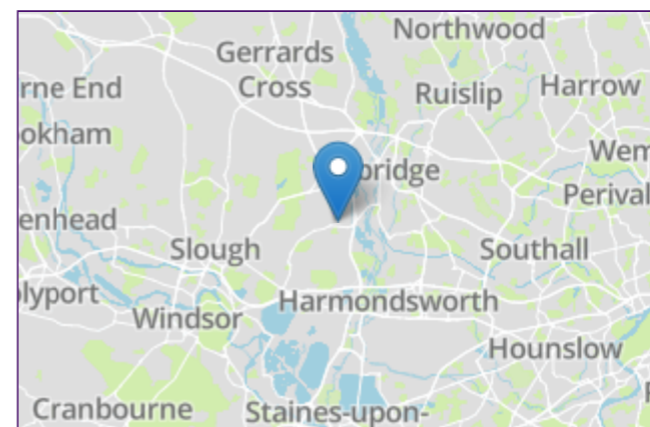
Several educational institutions are conveniently located near the property, including Iver Village Junior School and Iver Village Infant School, both within a short distance of 0.07 miles. Iver Heath Junior and Infant School is situated 1.22 miles away. Secondary Schools include Burnham Grammar School, approximately 6.16 miles away, The Chalfonts Community College at 6.59 miles, and Beaconsfield High School at 7.9 miles. Additionally, there are numerous other schooling options available in the surrounding area.

**Transport**

Within proximity to the property, various transportation hubs offer convenient access: Iver Rail Station (Crossrail/Elizabeth Line) stands at 0.88 miles, while Uxbridge Underground Station is situated 2.28 miles away. For those preferring rail travel, Denham Rail Station (Chiltern Line) lies at a distance of 4.04 miles. Additionally, Heathrow Airport is reachable at 3.54 miles, ensuring easy connections for air travel. Major motorways are also within reach, with the M40 at 4.3 miles, the M25 at 5.4 miles, and the M4 at 4.1 miles, providing effortless journeys by road.

**Location**

Iver Village 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 to various local amenities and less than a mile from Iver train station (Crossrail/Elizabeth Line), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Village 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 centers 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	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			