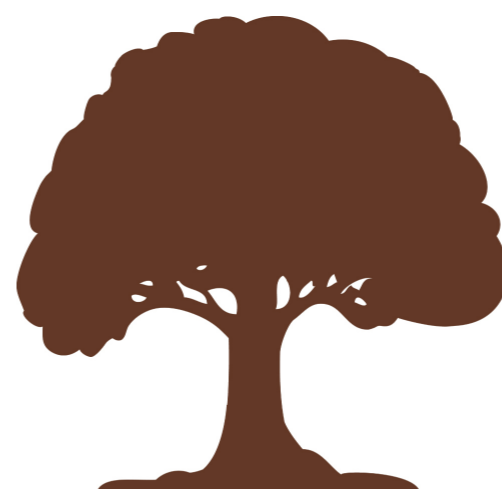


Oakwood Estates are pleased to present this recently renovated, four-bedroom detached chalet style bungalow situated in a quiet and in-demand cul-de-sac. This impressive family home is presented to the market in excellent order and is located in the heart of Iver Heath Village. The property is just a short walk from Iver Heath Infant and Junior schools making it ideal for families. The local shops and other amenities are all within walking distance. Langley Park and Black Park are just a mile away and the M40/M25/M4 are a short drive away providing excellent access for commuters. The Local Stations Iver and Langley are located along the Crossrail line with Uxbridge station giving access to the Metropolitan and Piccadilly lines.



Oakwood
Estates

The property comprises Entrance Hall with stairs rising to the first floor, high ceilings and skylights above, and doors leading to Study/Bedroom 3 / Bedroom 2 / Living/Dining Room / Family bathroom. The study/bedroom 5 features space for an office desk and storage, and a window overlooking the front aspect. Bedroom 4 features space for a double bed, additional wardrobe space, and a window overlooking the front aspect. The living/dining area is an excellent size and has access leading into the kitchen, hardwood flooring, windows to two aspects and patio doors leading to the rear garden. The open-plan Kitchen/Breakfast room features a vaulted ceiling with skylights and beautiful wood beams, a mixture of eye level and base kitchen units, integrated appliances, stainless steel sink and drainer with mixer tap, tiled flooring, windows to two aspects, patio doors leading onto the rear garden, patio doors onto a courtyard, and a door leading to the utility room. The utility room features the same units as the kitchen, a window overlooking the side aspect, stainless steel sink and drainer with mixer tap, and space for a washing machine and dryer. Bedroom two is a great size with space for a kingsize bed, a window overlooking the front aspect, and space for additional wardrobes. The family bathroom is fully tiled and features a low-level WC, a hand wash basin with storage below, a jacuzzi bath with a rain shower, and a frosted window overlooking the courtyard garden. On the first floor, you have doors leading to Bedrooms one and two. Bedroom one is a generous size and features space for a super kingsize bed, plenty of space for additional wardrobes, eaves storage, Velux windows overlooking the front aspect, a large window overlooking the rear garden, an ensuite shower room which is fully tiled, low-level WC, hand wash basin with storage below, a walk-in shower, heated towel rail, and a frosted window. Bedroom two is also an excellent size with fitted storage, space for a double bed, Velux window overlooking the front aspect, ensuite with low-level WC, hand wash basin with storage below, shower cubical, and frosted window.

Property Information

-  FREEHOLD
-  FOUR BEDROOM
-  CHALET STYLE BUNGALOW
-  20FT KITCHEN/BREAKFAST
-  TWO ENSUITES
-  COUNCIL TAX - BAND F
-  DETACHED
-  GARAGE
-  26FT LIVING ROOM
-  UTILITY

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

Front Of House

Paved to provide off street parking for 4= vehicles, lawn area and wall/fenced border.

Rear Garden

A large L-shaped rear garden mainly laid to lawn, patio area, side gate leading to the driveway, and access into the garage.

Courtyard Garden

The courtyard garden is mainly laid to lawn, has a patio area, and has a summer house at the end of the garden.

Tenure

Freehold

Council Tax Band

Band - F £2,987 per year

Estimated Stamp Duty

First Time Buyer - £36,250

Moving Home - £36,250

Additional Property - £64,750

Broadband Connectivity

Ultrafast

Mobile Coverage

4G Voice and Data

Local 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 to 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 Gym.

School Catchment

Iver Heath Infant School and Nursery - 0.2 miles

Iver Heath Junior School - 0.3 miles

The Chalfonts Community College - 5.51 miles

Burnham Grammar School - 5.9 miles

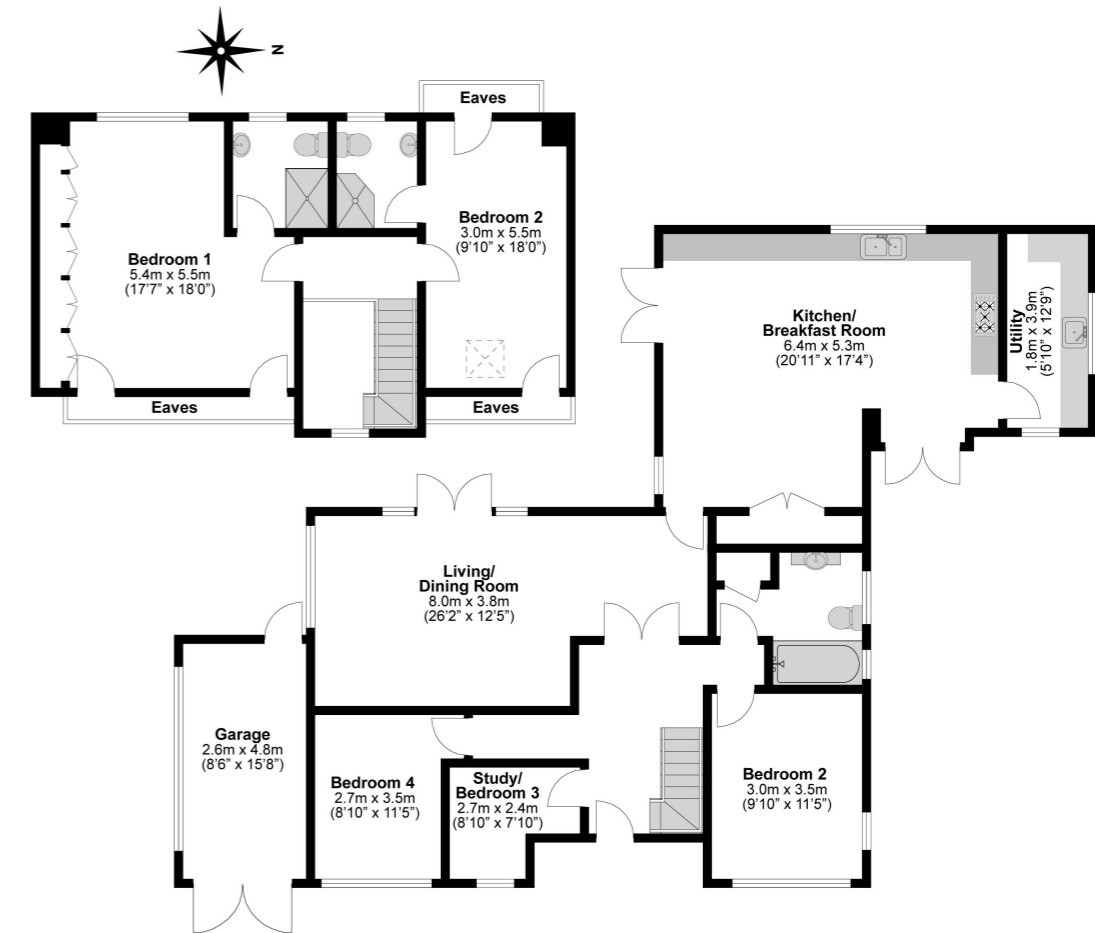
Beaconsfield High School - 7.01 miles

John Hampden Grammar School - 11.97 miles

Floor Plan



Total Approximate Floor Area
2378 Square feet
221 Square metres



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.

