

Oakwood Estates is thrilled to showcase this remarkable Beautifully decorated semi-detached home, featuring four bedrooms and two bathrooms and a downstairs W.C. The home offers driveway parking for two cars and a beautifully maintained rear garden with a patio area, ideal for outdoor relaxation and entertaining. Located just a stone's throw from Wexham Park Hospital, this home combines comfort and convenience, making it an excellent choice for families and professionals alike.

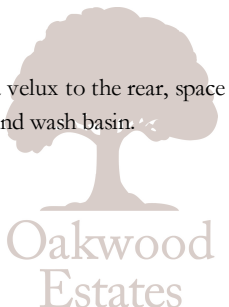
We enter the property through the entrance hallway, which features stairs rising to the first floor, downlighting, wooden flooring, and doors leading to the kitchen/dining room, WC, and sitting room. There is also a convenient cupboard for storage. The kitchen/dining boasts downlighting, a window overlooking the front aspect, a mix of wall-mounted and base-level units, a stainless steel sink with a mixer tap, an integrated double oven and gas hob with an extractor fan, integrated washing machine and dishwasher, space for a dining table and chairs with tiled flooring.

The WC includes a window, a low-level WC, and a hand wash basin.

The living room is well-lit with pendant lighting and has a window and French doors overlooking the rear garden. There is ample space for multiple sofas, a feature electric fireplace and space for an integrated TV, finished with Herringbone wooden flooring.








Moving up to the first floor, the third bedroom has a window overlooking the front aspect, pendant lighting, space for a double bed, room for a wardrobe, and carpeted flooring. The second bedroom also has pendant lighting, a window overlooking the rear aspect, space for a double bed and a wardrobe, and carpeted flooring. Bedroom four has space for a single bed and wardrobe. The bathroom is equipped with partially tiled walls, a frosted window, a bath with a shower, a low-level WC, a hand wash basin with a vanity unit above and below, and a heated towel rail.

Finally, on the second floor, we have the main bedroom, which features pendant lighting, a window overlooking the front aspect, a velux to the rear, space for a king-sized bed, lots of cupboard space, fitted wardrobes and an en-suite shower room with a low-level WC and a hand wash basin.





## Property Information

-  FOUR BED SEMI-DETACHED HOME
-  OFF STREET DRIVEWAY PARKING
-  2 BATHROOMS & W/C
-  GREAT SCHOOL CATCHMENT AREA
-  FREEHOLD PROPERTY
-  GREAT SCHOOL CATCHMENT AREA
-  CLOSE TO WEXHAM PARK HOSPITAL
-  GARDEN WITH PATIO AREA

					
x4	x1	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Front Of House

At the front of the property, there is parking space for two cars and a pathway leading to the front door.

### Rear Garden

The rear garden features a lush lawn, while a spacious patio area provides the perfect setting for outdoor entertaining. There is a secure gate which leads to the front of the property

### Tenure

Freehold Property

### Internet Speed

Ultrafast

### Mobile Coverage

5G Voice and Data

### Council Tax Band

Band

### Transport Links

The property benefits from convenient access to several nearby stations, including Langley at 1.1 miles, Slough at 1.7 miles, and Iver at 2.2 miles, providing easy connectivity to various destinations. The property enjoys excellent transport links, with quick access to major motorways such as the M4, M25, and M40. Additionally, central London is less than 20 minutes away offering residents seamless connectivity to the heart of the city for work or leisure purposes.

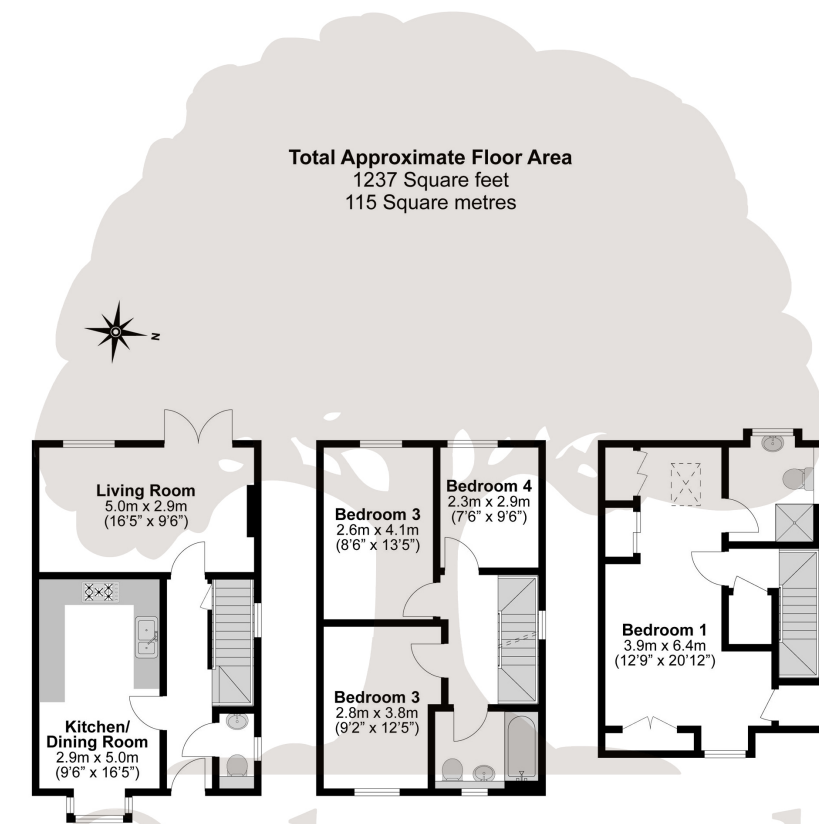
### Schools

The property is conveniently located near several schools, including Wexham School (0.26 miles), Khalsa Primary School (0.41 miles), Wexham Court Primary School (0.43 miles), and St Ethelbert's Catholic Primary School (0.54 miles). Lynch Hill Enterprise Academy is 0.71 miles away, St Joseph's Catholic High School is 0.75 miles away, Iqra Slough Islamic Primary School is 0.86 miles away, and Willow Primary School is 0.88 miles away. Plus many more.

### Location

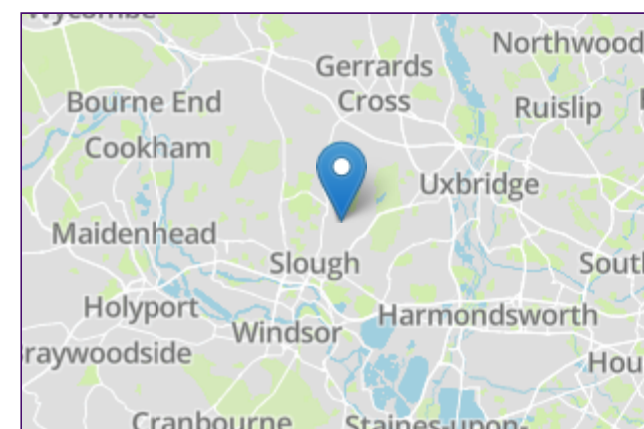
Wexham is a suburban village located in the South Bucks district of Buckinghamshire, England. Situated near Slough and within close proximity to London, Wexham offers a blend of rural tranquillity and urban convenience. The village is known for its picturesque surroundings, including lush green spaces and charming countryside vistas. Wexham is also notable for its historic landmarks and cultural attractions, providing residents and visitors alike with opportunities for exploration and leisure activities. With its peaceful ambience and convenient access to nearby amenities, Wexham remains a desirable destination for those seeking a balance between suburban living and urban accessibility. The property is also close to Black Park and Langley Park.

## Floor Plan



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	86	
(69-80)	C		
(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			