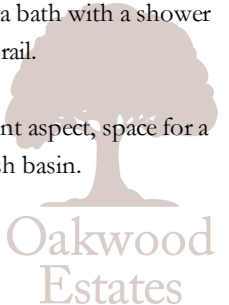


Oakwood Estates is delighted to present this charming three-bedroom, two-bathroom townhouse to the market. The property features a comfortable sitting room, a bright conservatory perfect for additional living space, and a convenient downstairs WC. Upstairs, you'll find three spacious bedrooms and two well-appointed bathrooms. 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 townhouse 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, WC, and sitting room. There is also a convenient cupboard for storage. The kitchen boasts downlighting, a window overlooking the front aspect, a mix of wall-mounted and base-level units, a tiled splashback, a stainless steel sink with a mixer tap, an integrated oven and hob with an extractor fan, space for a washing machine, and tiled flooring. The WC includes a window with a front aspect view, a low-level WC, and a hand wash basin. The living room is well-lit with downlighting and has a window overlooking the rear garden, French doors leading to the conservatory, ample space for multiple sofas, and wooden flooring. The conservatory features windows on two sides, space for conservatory furniture, wooden flooring, and French doors opening to the patio area.

Moving up to the first floor, the first bedroom has a window overlooking the front aspect, pendant lighting, space for a king-sized bed, room for a wardrobe, and carpeted flooring. The second bedroom also has pendant lighting, a window overlooking the rear aspect, space for a king-sized bed and a wardrobe, and carpeted flooring. The bathroom is equipped with partially tiled walls, a frosted window, a bath with a shower attachment, 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, space for a king-sized bed, a walk-in dressing room, and an en-suite shower room with a low-level WC and a hand wash basin.





-  FREEHOLD
-  THREE BEDROOMS
-  PARKING FOR 2 CARS
-  GOOD SIZED LIVING ROOM
-  CLOSE TO WEXHAM PARK HOSPITAL
-  COUNCIL TAX BAND D
-  TWO BATHROOMS
-  LANDSCAPED GARDEN
-  CONSERVATORY
-  GREAT SCHOOL CATCHMENT AREA

					
x3	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 current owners have beautifully landscaped the rear garden, which features a lush lawn, a garden shed accessible via a gravel pathway, and a raised flower bed at the back. Trellises line the fences, adding charm and privacy, while a spacious patio area provides the perfect setting for outdoor entertaining.

**Tenure**

Freehold

**Council Tax Band**

Band D - £2,227.04

**Mobile Coverage**

5G Voice and data.

**Internet Speed**

Ultrafast

**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. Despite its rural location, 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.

**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.

**Schools**

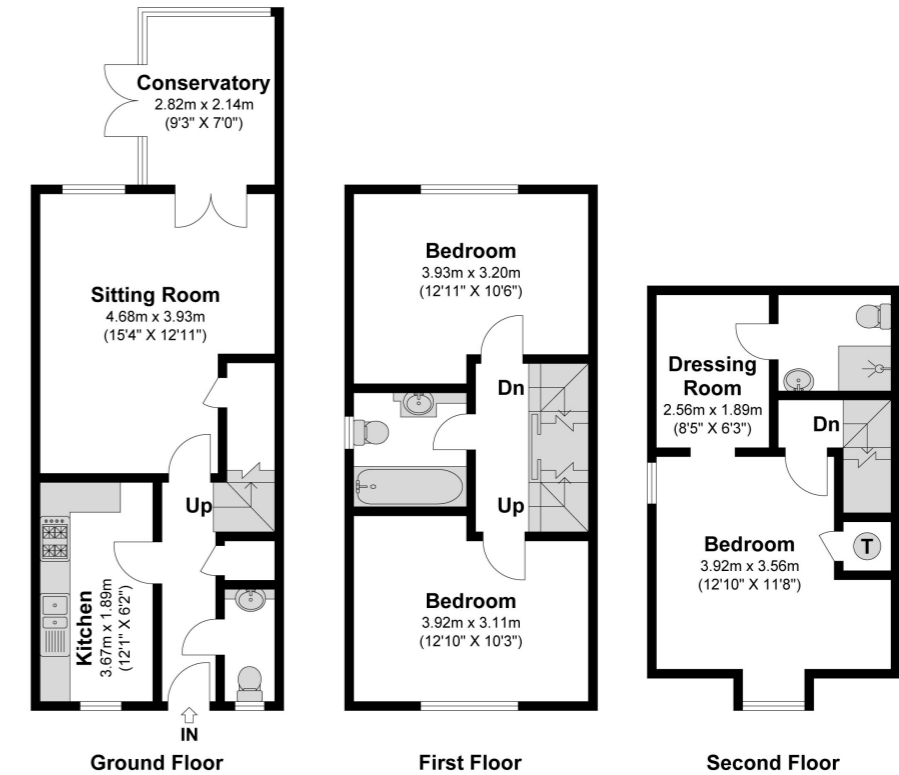
The property is conveniently located near several schools, including Wexham School (0.26 miles), Khalsa Primary School (0.41 miles), Wexham Court Primary School (0.43 miles), and St Ethelbert's Catholic Primary School (0.54 miles). Lynch Hill Enterprise Academy is 0.71 miles away, St Joseph's Catholic 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.

**Council Tax**

Band D

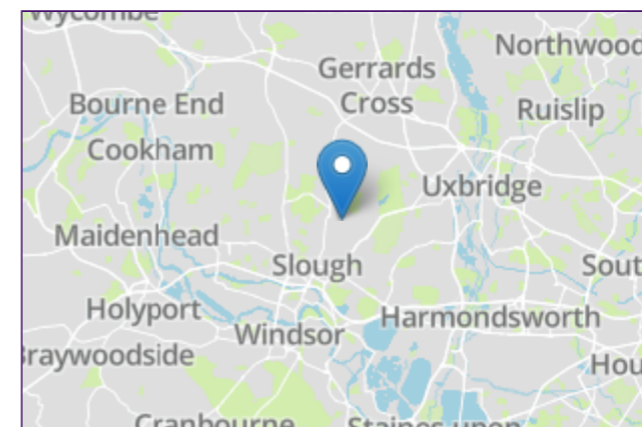


**Huxley Close**  
Approximate Floor Area  
1058.84 Square feet 98.37 Square metres



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	78	
(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	