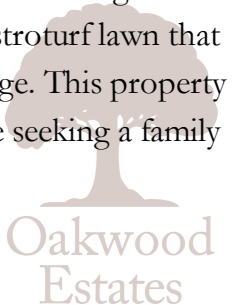














Oakwood Estates is delighted to present this charming four-bedroom semi-detached house, ideally situated in the heart of Iver Heath. This property is perfectly positioned within walking distance of local schools and shops, making it an ideal choice for families. Additionally, its location offers excellent connectivity, with easy access to major motorways including the M40, M25, and M4, ensuring convenient travel to nearby towns and cities. Commuters will also appreciate the proximity to local train services, including Crossrail, the Underground, and the Chiltern Line, all accessible within a 10-minute drive. For those who enjoy the outdoors, the scenic woodland trails of Black Park and Langley Park are just a short stroll away, offering a peaceful retreat for nature walks, cycling, and family outings. The property itself features a spacious driveway with parking for three cars, ensuring ample space for residents and guests. The ground floor is thoughtfully laid out, comprising a welcoming porch, an entrance hallway, a well-equipped kitchen, a comfortable living room, and a dining room perfect for family meals or entertaining guests. On the first floor, you'll find three generously sized bedrooms and a modern family bathroom. The second floor is dedicated to the fourth bedroom, which benefits from an ensuite bathroom, providing a private and tranquil space. The rear garden is designed for low maintenance, featuring two patios for outdoor dining and relaxation, an astroturf lawn that stays green year-round with minimal upkeep, and two garden sheds offering additional storage. This property combines convenience, comfort, and charm, making it an exceptional opportunity for those seeking a family home in a prime location.



# Property Information

-  DRIVEWAY PARKING FOR THREE CARS
-  TWO RECEPTIONS
-  MODERN KITCHEN
-  QUIET CUL-DE-SAQ
-  CLOSE TO LOCAL SHOPS
-  FOUR BEDROOMS
-  TWO BATHROOMS
-  LOW MAINTENANCE GARDEN
-  CLOSE TO LOCAL SCHOOLS
-  CLOSE TO LOCAL MOTORWAYS

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

# Floor Plan

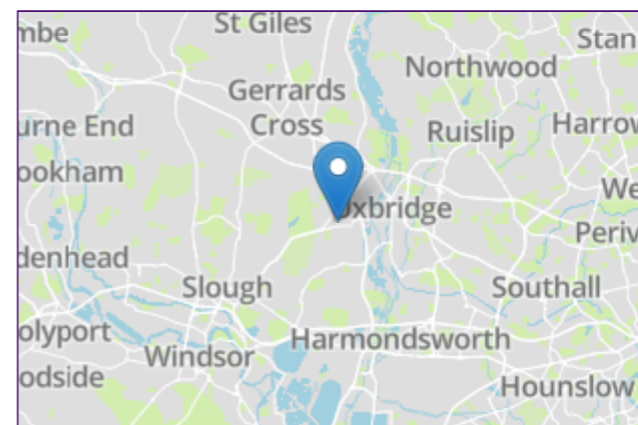


**Total Approximate Floor Area**  
1302 Square feet  
121 Square metres



**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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	85
England, Scotland & Wales			
EU Directive 2002/91/EC			

## PROPERTY DETAILS

### Porch

With door leading the hallway, hanging space.

### Hallway

Pendant lighting, window over looking the side aspect, stairs rising to the first floor, doors leading to the Kitchen and Living Room, tiled flooring.

### Living Room

13'4" x 13'1" in size, pendant lighting, window over looking the front aspect, space for a couple of sofas, tv point, archway leading to the Dining Room, carpet to the floor.

### Dining Room

9'5" x 9'8" in size, pendant lighting, French doors leading to the rear garden, service hatch leading to the Kitchen, space for a Dining Room table and chairs, tiled flooring.

### Kitchen

The newly installed kitchen measures 9'8" x 12'1" and features spotlighting, a window with views of the rear garden, and a door leading to the side of the property. It offers a blend of wall-mounted and base units, a sink with a Quaker tap, an integrated double oven, and an induction hob with an extractor fan overhead. There's an integrated fridge and a freezer, an integrated dishwasher, and an integrated washing and drying machine. The kitchen is finished with tiled flooring.

### First Floor Landing

Pendant lighting, window over looking the side aspect, doors leading to three bedrooms and the family bathroom.

### Family Bathroom

Spot lighting, frosted window over looking the rear aspect, fully tiled, bath with shower attachment, hand wash basin with vanity unit above, low level WC.

### Bedroom Two

10'1" x 11'4" in size, pendant lighting, window over looking the front aspect, built in wardrobe, space for a king size bed.

### Bedroom Three

13'1" x 8'8" in size, pendant lighting, window over looking the rear aspect, space for a double bed.

### Bedroom Four

9'5" x 5'5" in size, pendant lighting, window over looking the front aspect, space for a single bed, built in wardrobe.

### 2nd Floor Landing

Door leading to Bedroom One.

### Bedroom One

16'4" x 17'0" in size, spot lighting, velux windows over looking the front aspect, window over looking the rear aspect, built in wardrobe, space for a dressing table, space for a super king size bed, eves storage, door leading to the ensuite.

### Ensuite

Spot lighting, window over looking the rear aspect, fully tiled, shower cubicle, hand was basin with mirror above and vanity unit below low level WC.

## OUTSIDE

### Front Of House

Concrete driveway providing parking for three cars, access to the rear via a side gate.

### Rear Graden

Two patio areas, astroturf lawn, two garden sheds, access to the front.

### Council Tax

Band D