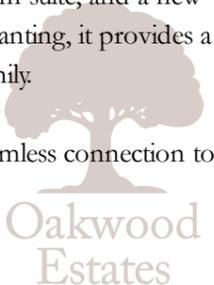


Oakwood Estates are delighted to bring to the market this beautifully presented four-bedroom semi-detached family home, offering bright, spacious interiors and the benefit of recent redecoration throughout. Situated in a peaceful residential cul-de-sac in the desirable area of Iver Heath, this impressive property provides an ideal balance of comfortable indoor living and attractive outdoor space. The home boasts generously sized rooms, perfect for modern family life, with ample space for both relaxation and entertaining. With its close proximity to well-regarded infant and primary schools, as well as local amenities and green open spaces, this property represents an excellent opportunity for young families looking to settle in a welcoming and well-connected community.

Set back from the road, this charming property welcomes you with a detached garage and driveway parking for up to two vehicles, along with ample free parking available for visitors. The exterior strikes a perfect balance between elegance and warmth, creating an inviting first impression. Inside, the ground floor offers a spacious open-plan living and dining area—ideal for both everyday family life and entertaining guests—a well-appointed kitchen, and a convenient downstairs cloakroom.

Upstairs, you'll find four well-proportioned bedrooms and a contemporary family bathroom. One of the bedrooms is currently being used as an at-home office. The home has been lovingly maintained by the current owner and has recently benefited from a number of key upgrades, including new windows and doors, a stylish modern bathroom suite, and a new energy-efficient boiler. The garden is a real highlight—thoughtfully landscaped with mature shrubs and planting, it provides a private and tranquil setting that's perfect for outdoor entertaining or relaxing with the family.

In summary, this beautifully updated family home offers generous living space, modern features, and a seamless connection to nature, making it a truly standout property with broad appeal.



Property Information

-  FREEHOLD PROPERTY
-  FOUR BEDROOMS
-  CUL DE SAC LOCATION
-  RECENTLY REDECORATED
-  GREAT SCHOOLS CATCHMENT AREA
-  COUNCIL TAX BAND - E (£2,935 P/YR)
-  GARAGE
-  CLOSE TO LOCAL SCHOOLS AND SHOP
-  ENCLOSED GARDEN
-  CLOSE TO LOCAL MOTORWAYS (M40/M4/M25)

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

Front Of House

To the front of the property, you'll find a shared parking area situated in front of the garages, providing access to your own garage. A pathway bordered by mature planting leads to the front door, creating a welcoming and well-maintained entrance.

Rear Garden

The rear garden is a standout feature of the property, benefitting from a sunny aspect that ensures plenty of natural light throughout the day. Thoughtfully designed for both relaxation and entertaining, the space includes a paved patio area—ideal for al fresco dining—alongside a raised decking area perfect for summer gatherings or morning coffee. A neatly maintained lawn provides space for children to play or for garden furniture, while well-established flower beds and mature planting add colour, texture, and a sense of privacy. The combination of hard and soft landscaping creates a balanced and serene outdoor environment that can be enjoyed all year round.

Tenure

Freehold

Plot/Land Area

0.04 Acres (175.00 Sq.M.)

Mobile Coverage

5G voice and data

Transport

Uxbridge Underground Station is 2 miles away, Iver Rail Station is also 2 miles away, and Denham Rail Station is 2.95 miles from the property. Heathrow Airport is 10 miles distant, while the M40 is just 2 miles away and the M25 is 3 miles away.

Schools

Nearby educational institutions include Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, among many others.

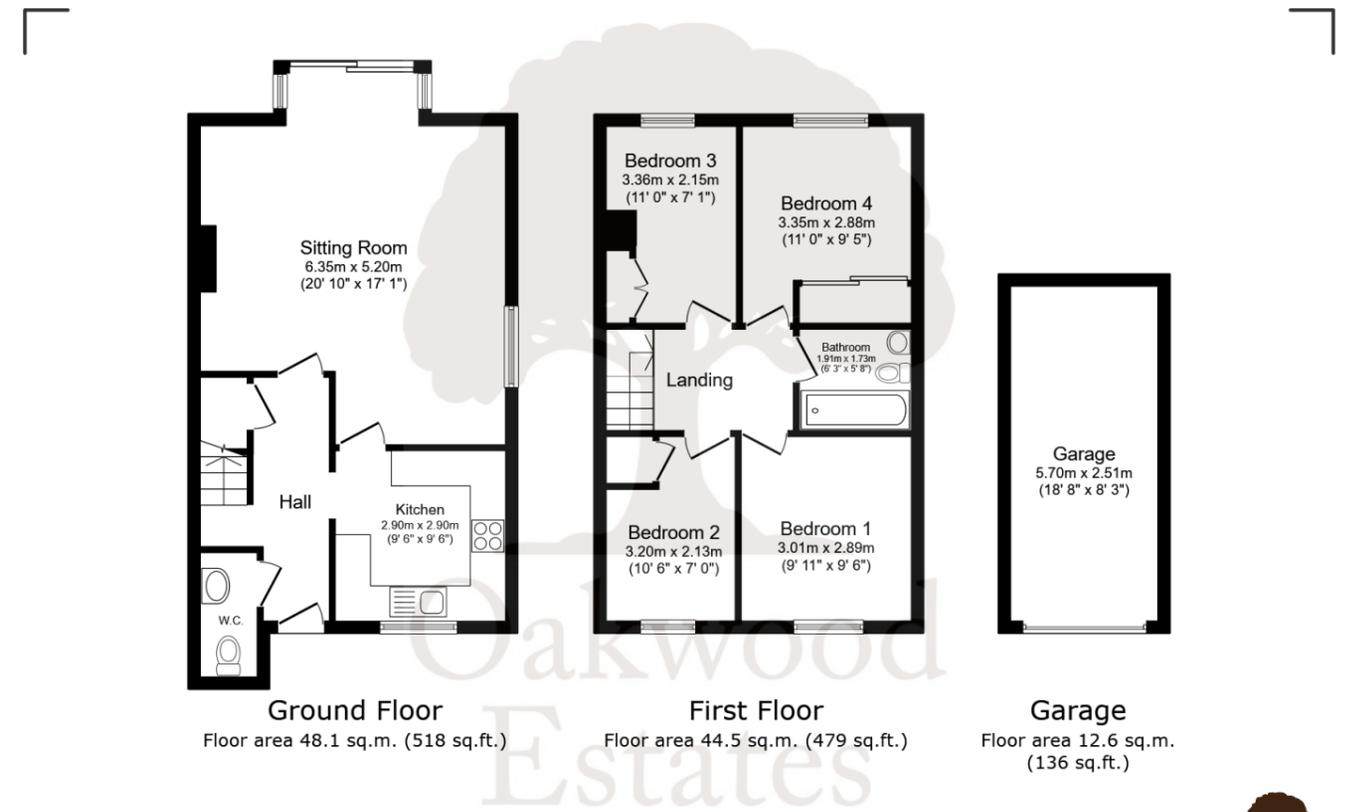
Local Area

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 of 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.

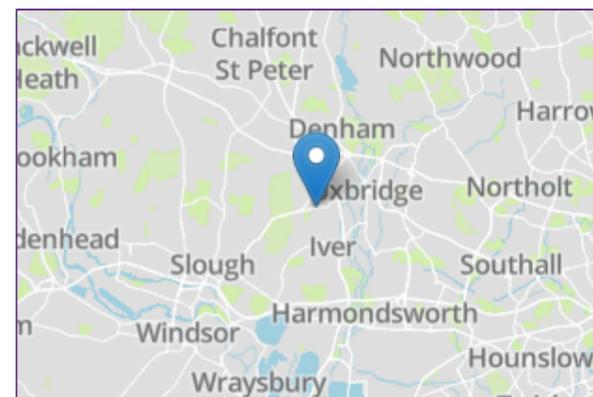
Council Tax

Band E

Floor Plan



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		85
(69-80)	C	73	
(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			