

Oakwood Estates is thrilled to present this exceptional Four-bedroom detached family home, nestled on a sought-after street within the vibrant community of Iver Heath. Perfectly situated, this residence offers unparalleled convenience, with easy access to nearby shops, reputable schools, and a myriad of local amenities, all within walking distance. The property has been thoughtfully extended with both ground floor rear and side extensions, providing an abundance of living space for comfortable family living. From relaxing evenings to lively gatherings, this home offers versatility to accommodate various lifestyle needs. This home represents a rare opportunity to secure a spacious and well-appointed family residence in an enviable location. It is located within the catchment area of some of the best grammar schools in the country and is a short drive from local motorways, Heathrow Airport, and train networks.

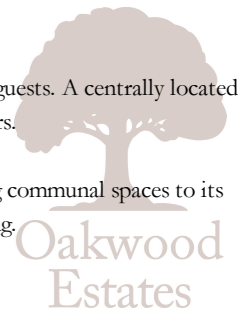
The property offers a well-designed layout catering to modern family living. Upon entering, you are greeted by a welcoming bright Entrance hall that sets the tone for the home's style and functionality with a storage cupboard. Off the entrance hall, is the living/dining area, creating an expansive zone for entertaining or everyday family gatherings. The area is bathed in natural light thanks to a sliding patio door that opens directly into the rear garden, seamlessly blending indoor and outdoor spaces.

At the heart of the home is the open-plan kitchen and breakfast room, designed for both functionality and sociability. Featuring a large range cooker, this culinary space invites you to whip up delicious meals while enjoying the company of family and friends in a convivial atmosphere. A side door from the breakfast room leads to a utility room equipped with a sink and washing machine, offering additional storage and laundry facilities.

Additionally, the ground floor includes a generously sized bedroom measuring 20 x 12'2 ft, complete with its own ensuite bathroom. This space serves as a private retreat for guests or family members, ensuring comfort and privacy. A conveniently located W.C. in the hallway enhances the practicality of the ground floor layout.

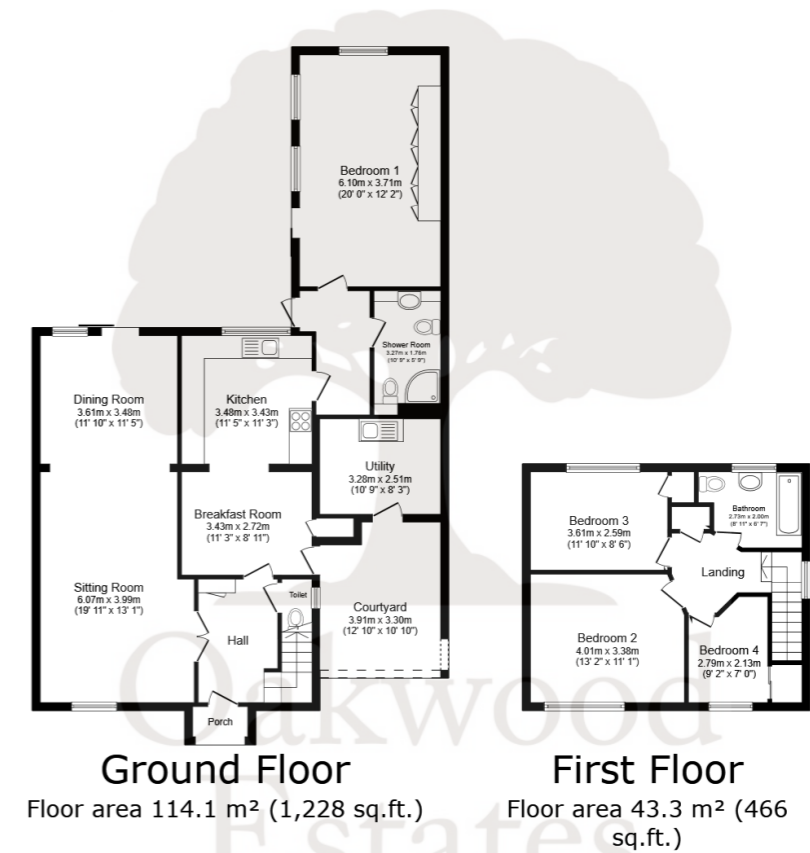
Ascending to the upper level, three well-appointed bedrooms, each offering comfortable accommodations for family members or guests. A centrally located family bathroom ensures convenience and comfort for all occupants, completing the upstairs living quarters.

In summary, this property boasts a thoughtfully designed layout that effortlessly blends functionality with style. From its inviting communal spaces to its private retreats, this home offers a harmonious balance of comfort and practicality for modern family living.



-  FOUR BEDROOM DETACHED HOME
-  FREEHOLD PROPERTY
-  GREAT SCHOOL CATCHMENT AREA
-  CHAIN FREE
-  LARGE GARDEN
-  TWO BATHROOM & DOWNSTAIRS W/C
-  GOOD MOTORWAY LINKS
-  UTILITY ROOM
-  DRIVEWAY PARKING
-  COUNCIL TAX BAND G (3902.75 P/Y)

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



TOTAL: 157.4 m² (1,695 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



Front Of Property

Tarmacked driveway with parking for 3 cars, mature shrubs and undercover court yard area, giving access to the utility room

Rear Garden

The property has a beautifully landscaped garden with mature trees, a patio area and walk way to the Greenhouse and shed with the rest laid to lawn.

Tenure

Freehold Property

Council Tax

Band G (£3902.75 p/a)

Schools

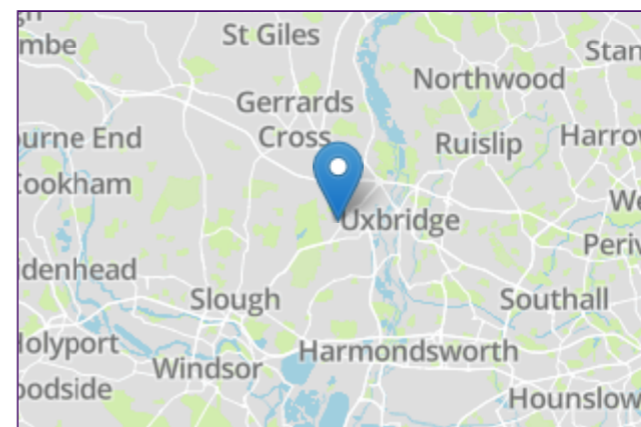
Within the vicinity several educational institutions cater to diverse academic needs. These include Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, among numerous others, ensuring a wide range of educational opportunities for students at various stages of their learning journey.

Transport Links

Conveniently situated within proximity, Uxbridge Underground Station stands at a distance of 1.96 miles, offering accessible transport links. Just slightly farther, Iver Rail Station lies at 2.62 miles, followed closely by Denham Rail Station at 2.59 miles, providing alternative commuting options. For travellers, Heathrow Airport stands at a reachable distance of 10.2 miles, facilitating easy access to domestic and international flights. Additionally, major road networks including the M40, located 2 miles away, and the M25, positioned 3 miles distant, ensure efficient connectivity for motorists, enhancing overall accessibility to various destinations.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			