

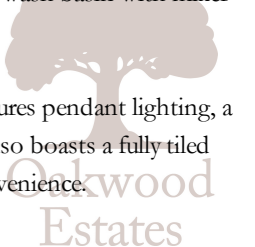


Oakwood Estates is thrilled to showcase this remarkable extended townhouse, featuring four bedrooms and two bathrooms, to the market. Boasting a delightful conservatory extension, a detached garage and driveway and a south-facing rear garden that adjoins the school sports fields, this property offers an exceptional living experience. What's more, buyers will benefit from the vendors having already secured their onward purchase, adding an extra layer of convenience to this enticing opportunity







Upon entering the property, you are greeted by a welcoming entrance hallway adorned with pendant lighting. The hallway provides access to the kitchen, WC, and living room, as well as stairs leading to the first floor, a convenient cupboard, and a radiator cover. The kitchen is illuminated by spotlighting and features a window overlooking the front aspect. It is equipped with a combination of wall-mounted and base shaker kitchen units, a stainless steel sink and drainer with a mixer tap, an electric oven, a gas hob with an extractor fan above, an integrated dishwasher, an integrated fridge/freezer, and tiled flooring. The spacious living room boasts pendant lighting and offers windows and French doors leading to the Conservatory. It provides ample space for a large L-shaped sofa, along with a feature wall and carpeted flooring. The conservatory serves as a delightful extension to the living space, featuring windows and French doors that open out to the garden. It offers space for a dining table and chairs, complemented by wooden flooring with underfloor heating.

Ascending to the first floor, you'll find the first-floor landing with access to bedrooms 3 and 4, and the family bathroom. These rooms are carpeted for comfort and feature pendant lighting. Bedroom 3 benefits from a window overlooking the front aspect and provides ample space for a king-size bed and wardrobe. Bedroom 4, currently utilized as an office, enjoys a view of the rear garden and offers space for a double bed and wardrobe. The family bathroom is elegantly appointed with a low-level WC, a bath with a shower attachment, a hand wash basin with mixer tap and vanity unit below, and tiled flooring.

Moving up to the second floor, you'll find the second-floor landing leading to bedrooms one and two. Bedroom one features pendant lighting, a window overlooking the rear garden, a built-in wardrobe, and space for a king-size bed and bedside tables. This room also boasts a fully tiled ensuite with a walk-in shower cubicle, a hand wash basin with mixer tap, and a low-level WC for added convenience.

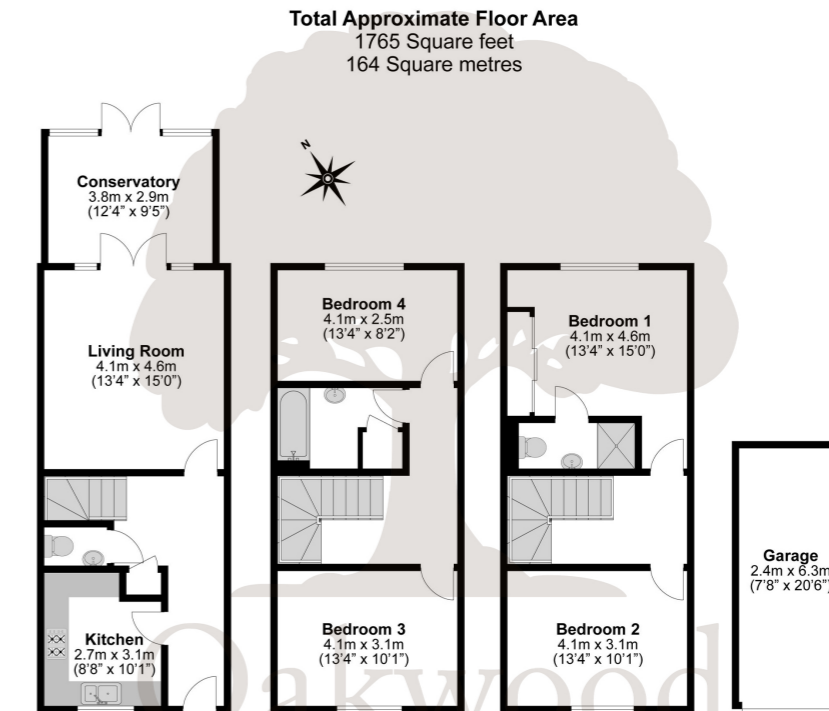


Property Information

-  **FREEHOLD PROPERTY**
-  **FOUR BEDROOMS TOWN HOUSE**
-  **CONSERVATORY**
-  **OFF STREET PARKING**
-  **GREAT SCHOOL CATCHMENT AREA**
-  **COUNCIL TAX BAND E (£2,477 P/YR)**
-  **TWO BATHROOMS**
-  **GARAGE**
-  **SOUTH FACING REAR GARDEN**
-  **COMPLETE CHAIN**

					
x4	x1	x3	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Front Of House

At the front of the property, a charming lawned area adorned with mature planting creates an inviting first impression. A neatly laid pathway guides you gracefully towards the front door, enhancing the property's curb appeal and welcoming you to explore further.

Rear Garden

The rear garden of the property enjoys the advantageous aspect of being south-facing, basking in sunlight throughout the day. Fully enclosed, it offers a safe and secure environment, perfect for families with children and pets to play and roam freely. Adding to the convenience, a gate situated at the end of the garden provides easy access back around to the parking area, enhancing practicality and ease of movement. Enhancing the functionality of the outdoor space, the garden features an astroturf area, offering low-maintenance greenery that remains lush and vibrant year-round. Additionally, a small patio area adjacent to the property provides an inviting spot for outdoor dining, relaxation, or entertaining guests, seamlessly blending indoor and outdoor living. This thoughtfully designed and well-appointed rear garden not only provides ample space for recreational activities but also offers a tranquil retreat where residents can unwind and enjoy the beauty of the outdoors in the comfort of their own home.

Garage

The garage, measuring 13'4" x 10'1" in size, presents an ideal storage solution for various belongings. Equipped with an up-and-over garage door, it ensures easy access and secure storage for vehicles, equipment, or other items. Additionally, a designated parking space in front of the garage enhances convenience and accessibility, providing ample room for vehicles to be safely parked while still allowing for convenient access to the garage.

Tenure

Freehold

Council Tax Band

E (£2,477 p/yr)

Plot/Land Area

0.04 Acres (151.00 Sq.M)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

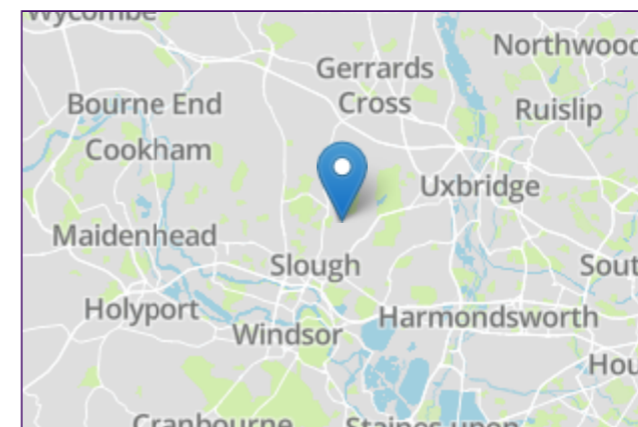
Transport Links

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 tranquility 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.

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	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	