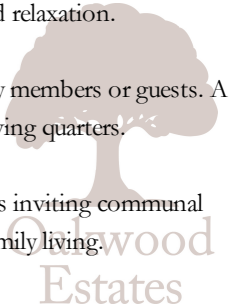











Oakwood Estates is thrilled to unveil this exceptional Four/Five-bedroom detached family home, nestled on a sought-after street within the vibrant community of Iver Heath village. Perfectly situated, this residence offers unparalleled convenience, with easy access to nearby shops, reputable schools, 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. Moreover, with the potential for further extension, pending the necessary planning permissions, the possibilities for customization and expansion are endless. This home represents a rare opportunity to secure a spacious and well-appointed family residence in an enviable location. With its blend of practicality, convenience, and potential, it promises a lifestyle of comfort and endless possibilities for its fortunate occupants.

The property offers a well-designed layout catering to modern family living. Upon entering, you are greeted by a welcoming Entrance hall that sets the tone for the home's style and functionality. Off the entrance hall, there is a flexible space ideal for either a Study or a fifth Bedroom, providing versatility to suit your needs. Additionally, an annexe with its own ensuite bathroom offers a private retreat for guests or family members seeking independent living quarters. The heart of the home lies in the open-plan Kitchen/breakfast room, where culinary delights are prepared amidst a convivial atmosphere. This space seamlessly flows into the adjoining living/dining area, creating an expansive zone for entertaining or everyday family gatherings. A conveniently located shower room adds practicality to the ground floor layout, catering to the needs of busy households. For those seeking relaxation and additional living space, a charming conservatory provides a tranquil retreat, perfect for enjoying natural light and garden views throughout the year. Furthermore, a separate family room offers yet another area for recreation and relaxation.

Ascending to the upper level, three well-appointed bedrooms await, 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.

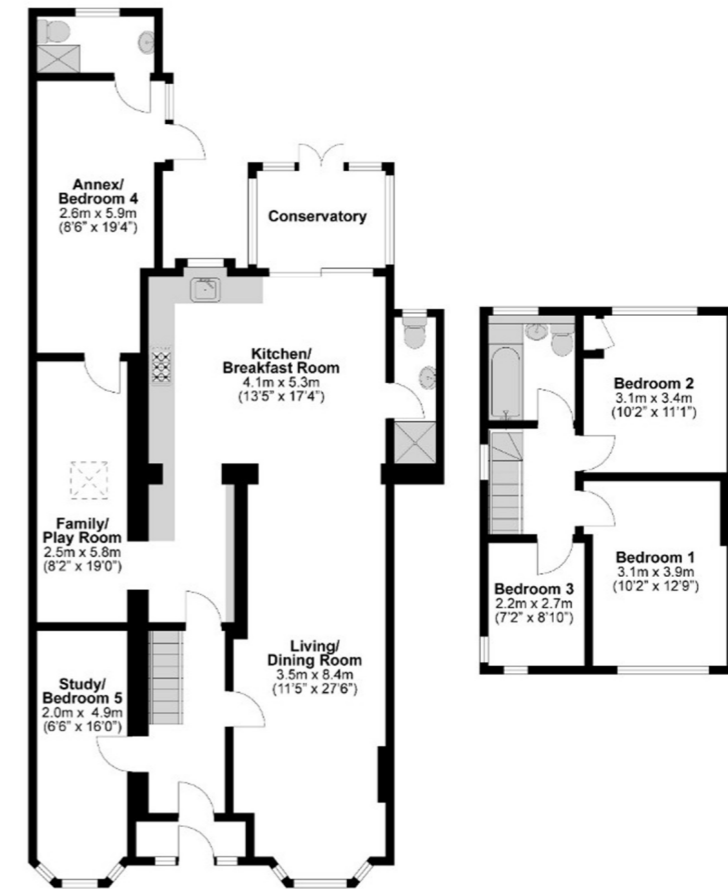


-  FIVE BEDROOM DETACHED FAMILY HOUSE
-  EXTENDED
-  HIGHLY DESIRABLE LOCATION
-  OPEN PLAN LIVING
-  COUNCIL TAX BAND G (£3,628 P/YR)
-  OFF STREET PARKING FOR 5+ VEHICLES
-  POTENTIAL FOR FURTHER EXTENSION (STP)
-  3 BATHROOMS
-  FREEHOLD

					
x5	x2	x3	x5	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

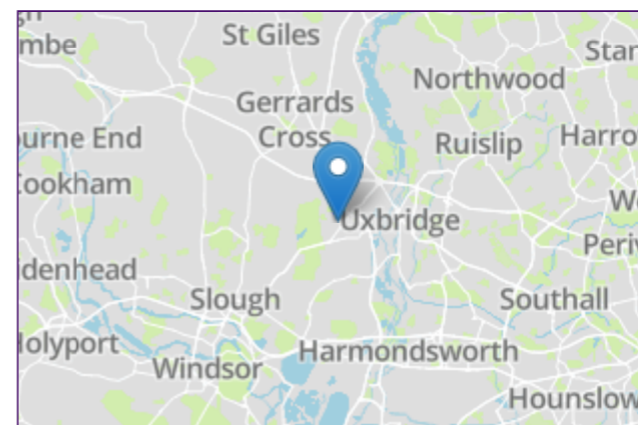


**Total Approximate Floor Area**  
1937 Square feet  
180 Square metres



**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	62	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**PROPERTY DETAILS**

**Front Of House**

Paved to provide off street parking for 5 vehicles

**Rear Garden**

Mainly laid to lawn with shrub borders and two additional tool sheds.

**Tenure**

Freehold

**Council Tax Band**

Council tax band

G (£3,628 p/yr)

**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.