

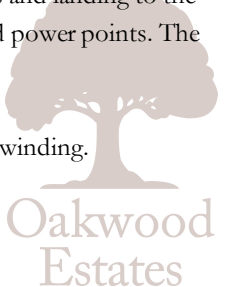


Oakwood Estates is delighted to bring to the market this modern CHAIN-FREE five-bedroom, three-bathroom detached property. Completed in 2020, this home features driveway parking for at least five cars, a large living room, an open-plan kitchen/dining room, a utility room, a garage, and a fully enclosed rear garden. Situated in the heart of Iver Heath, it is just a short walk from local schools, shops, and pubs.











The entrance hallway features laminate flooring, stairs to the first floor, power points, and under-stairs storage. The reception room has front aspect double glazing, carpeted floors, and power points. The W/C includes a wall-mounted sink with storage, a wall-mounted mirror, and tiled floors and walls. The kitchen/diner offers rear aspect double glazing, bi-folding doors, eye and base level kitchen units, an integrated gas hob, extractor fan, sink with mixer tap, integrated oven, plumbing for a washing machine, a kitchen island, and power points. The utility room has a sink with under storage, laminate flooring, and power points. The integral garage is equipped with electric garage doors and a side aspect double-glazed door.

The stairs and landing are carpeted. Bedroom four features rear aspect double glazing, a radiator, carpeted flooring, power points, and fitted wardrobes. Bedroom two also has rear aspect double glazing, a radiator, carpeted flooring, power points, and fitted wardrobes. The en suite includes a W/C, wall-mounted sink with storage, a wall-mounted mirror, a shower cubicle, and tiled walls. The main bathroom features a shower cubicle, wall-mounted sink, bathtub with mixer taps, W/C, and tiles on the floor and walls. Bedroom one has front aspect double glazing, carpeted flooring, power points, a radiator, and fitted wardrobes. Its en suite includes a W/C, shower cubicle, wall-mounted sink, and tiled floors and walls. Bedroom three offers front aspect double glazing, carpeted flooring, a radiator, and power points. The stairs and landing to the second floor are carpeted. Bedroom five includes rear aspect double glazing, a skylight, carpeted flooring, a radiator, and power points. The bathroom features a skylight, freestanding bath, W/C, wall-mounted sink, and tiled flooring.

Outside, the fully enclosed rear garden provides a private oasis for outdoor activities, gardening, or simply unwinding.



Property Information

-  FREEHOLD PROPERTY
-  NO CHAIN, VACANT POSSESSION
-  OPEN PLAN KITCHEN AND DINING ROOM
-  LARGE GARDEN
-  CLOSE TO LOCAL AMENITIES
-  COUNCIL TAX BAND E (£2,794 P/YR)
-  5 BEDROOMS
-  PARKING FOR 5 PLUS CARS
-  GREAT SCHOOL CATCHMENT AREA
-  4 BATHROOMS

					
x5	x1	x4	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Freehold Property

Council Tax Band

Band E (£2,794 p/yr)

Mobile Coverage

5G Voice and data

Internet Speed

Ultrafast

Location

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 to 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.

Transport

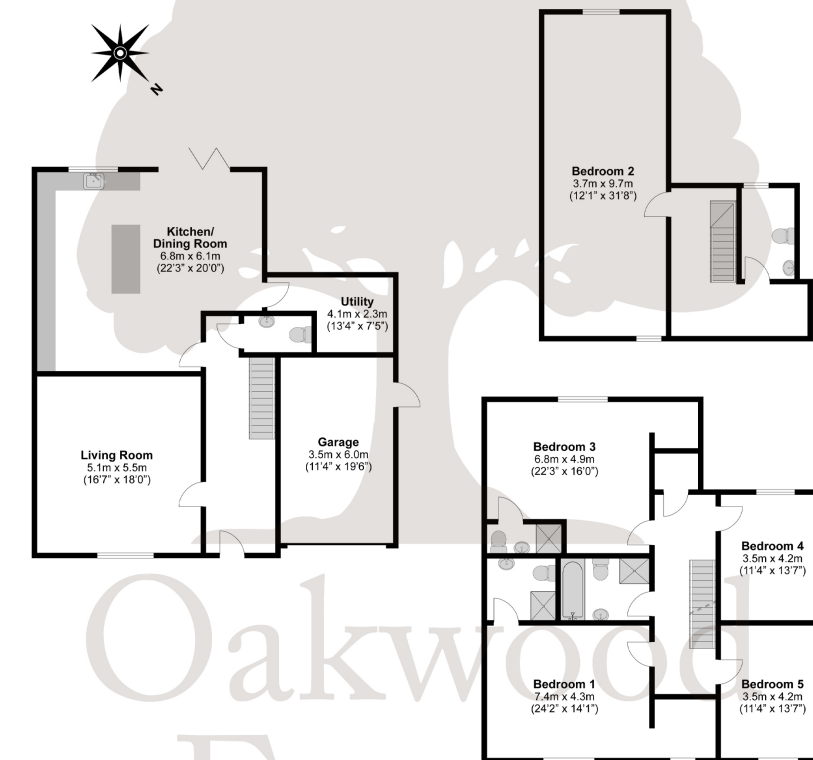
Convenient transportation options abound near the property, with Uxbridge Underground Station located just 1.8 miles away, offering easy access to London and beyond. For railway connections, Iver Rail Station is situated 1.98 miles away, while Denham Rail Station is a slightly further distance at 3.02 miles. Travellers will find Heathrow Airport conveniently accessible at a distance of 10.2 miles. Additionally, major roadways including the M40, located 2.7 miles away, and the M25, positioned 3.5 miles away, provide seamless connections for commuters and travellers alike.

Schools

The property is conveniently located within close proximity to several educational institutions. Both Iver Heath Infant School and Nursery, as well as Iver Heath Junior School, are just 0.5 miles away, providing convenient access for families with young children. For older students, The Chalfonts Community College is situated 5.51 miles away, while Burnham Grammar School is approximately 5.9 miles away. Additionally, Beaconsfield High School is within reach at 7.01 miles, offering further educational opportunities. For those seeking a selective grammar school option, John Hampden Grammar School is located 11.97 miles away.

Floor Plan

Total Approximate Floor Area
3315 Square feet
308 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.

