

Oakwood Estates

Oakwood Estates are please to present to the market the well presented and spacious four bedroom / three reception detached property to the market. The property is situated in the Heart of Iver Heath and just a short walk from the local schools and shops and just a short five minute drive to the local motorways (M40/M25/M4) and a five minute drive to the local train stations (Iver-Crossrail / Uxbridge-Underground). The property also benefits from a South facing rear garden with large garden shed with power.

The property comprises of - Porch, Dining Room, Living Room, Reception Room, Kitchen, WC, 1st Floor Landing, Bedroom One with Ensuite and Dressing Area, Bedroom Two, Bedroom Three, Bedroom Four

Property Information

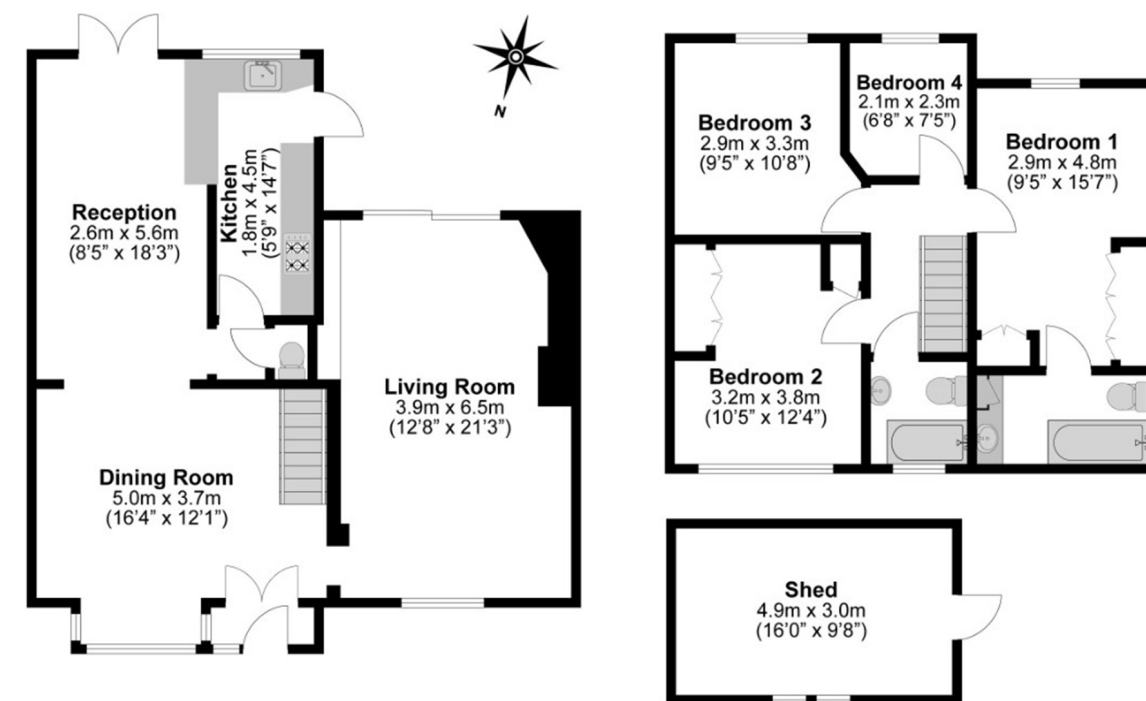
Floor Plan

-  BUILT IN 1930'S
-  DRIVEWAY FOR THREE CARS
-  THREE DOUBLE BEDROOMS
-  40 FT GARDEN
-  CLOSE TO LOCAL SCHOOLS & SHOP
-  4 BED DETACHED
-  TWO RECEPTION ROOMS
-  DOWNSTAIRS WC
-  SOUTH FACING REAR GARDEN
-  5 MINUTES FROM LOCAL MOTORWAYS

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



Total Approximate Floor Area
1668 Square feet
155 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.

PROPERTY DETAILS

Porch
Glass doors leading to the Dining Room.

Dining Room
16'4" x 12'1" in size, pendant lighting, coving to the ceiling, large bay window over looking the front aspect, archway leading to the Reception Room, stairs rising to the first floor.

Reception
8'5" x 18'3" in size, pendant lighting, coving to the ceiling, French Doors leading to the rear garden, space for a couple of sofa's.

WC
Pendant lighting, partially tiled walls, low level WC.

Kitchen
5'9" x 14'7" in size, pendant lighting window over looking the rear garden, a mixture of eye level and base kitchen units, sink and drainer with mixer tap, electric hob with extractor fan above, integrated oven, integrated fridge/freezer, space for washing machine & dish washer, door leading to the rear garden, tiled flooring.

Living Room
12'8" x 21'3" in size, pendant lighting, coving to the ceiling, window facing the front aspect, French doors leading to the rear garden, brick fire place with stove, space for a couple of sofas.

First Floor Landing
Doors leading to Bedrooms One/Two/Three/Four and family bathroom.

Bedroom One
9'5" x 15'7" in size, pendant lighting, window over looking the rear garden, space for a king size bed, fitted wardrobes, door leading to the Ensuite.

The Ensuite - Fully tiled, low level WC, bath with shower attachment, hand wash basin with fitted storage below, frosted window over looking the front aspect.

Bedroom Two
10'5" x 12'4" in size, pendant lighting, window over looking the front aspect, space for a double bed, fitted wardrobe and dressing table.

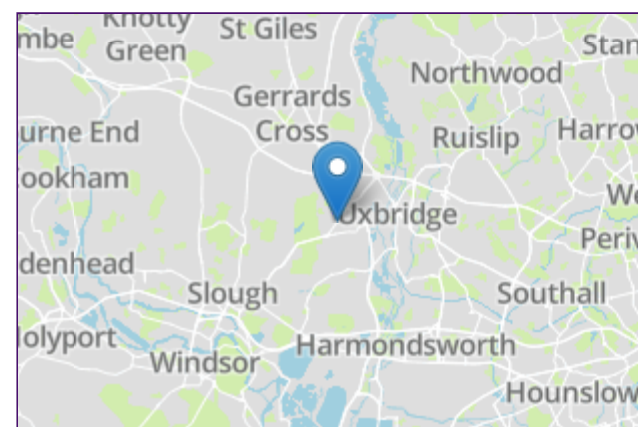
Bedroom Three
9'5" x 10'8" in size, pendant lighting, window over looking the rear garden, space for a king size bed, space for a wardrobe.

Bedroom Four
6'8" x 7'5" in size, a good size single bedroom, currently set up as a home office, window over looking the rear garden.

Family Bathroom
Spot lighting, frosted window over looking the front aspect, fully tiled, bath with shower attachment, low level WC, hand wash basin.

OUTSIDE
Front Of House
Large gravel driveway providing parking for Three cars, mature planting.

Rear Garden
Sunny South facing rear garden, large patio area, mainly laid to lawn, large shed with power and light.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			