

Oakwood Estates are delighted to bring to the market this substantial detached family home, ideally located within a sought-after cul-de-sac in Iver Heath. Offering spacious and versatile accommodation, the property is perfectly suited to modern family living and home working. The location provides easy access to excellent local schools, shops, motorway links, and bus routes.

The property is entered via a welcoming porch leading into a bright and spacious entrance hall. The ground floor offers flexible living space, including a dedicated front-facing office and a bright reception room with a bay window and staircase to the first floor. To the rear, an impressive main reception room measuring approximately 24'10 x 13'10 provides an excellent space for relaxing and entertaining, with sliding doors opening directly onto the private rear garden.

At the heart of the home is the generous kitchen/dining room, measuring around 23'5 x 18'5, featuring a range of fitted units, integrated appliances, a skylight, and direct garden access—ideal for family life and entertaining.

Upstairs, accessed via two staircases, are four well-proportioned double bedrooms. The principal bedroom benefits from a walk-in wardrobe and modern en-suite shower room, with private access to the front reception room below, making it ideal for annex or multi-generational use. A contemporary family shower room completes the first floor.

Externally, the property offers a large driveway with ample parking, an electric vehicle charging point, and a low-maintenance, private rear garden.

Property Information

-  FREEHOLD PROPERTY
-  FOUR BEDROOM DETACHED
-  WALKING DISTANCE TO LOCAL SCHOOLS
-  GOOD AIRPORT AND MOTORWAY LINKS
-  GOOD SCHOOL CATCHMENT AREA

-  COUNCIL TAX BAND F - £3,530 P/YR
-  CUL DE SAC LOCATION
-  DRIVEWAY PARKING
-  LARGE GARDEN
-  CHAIN FREE

					
x4	x3	x3	x5	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Freehold

Council Tax Band

£3,530 p/yr

Plot/Land Area

0.15 Acres (623.00 Sq.M.)

Mobile Coverage

5G Voice and Data

Internet

Ultrafast

Area

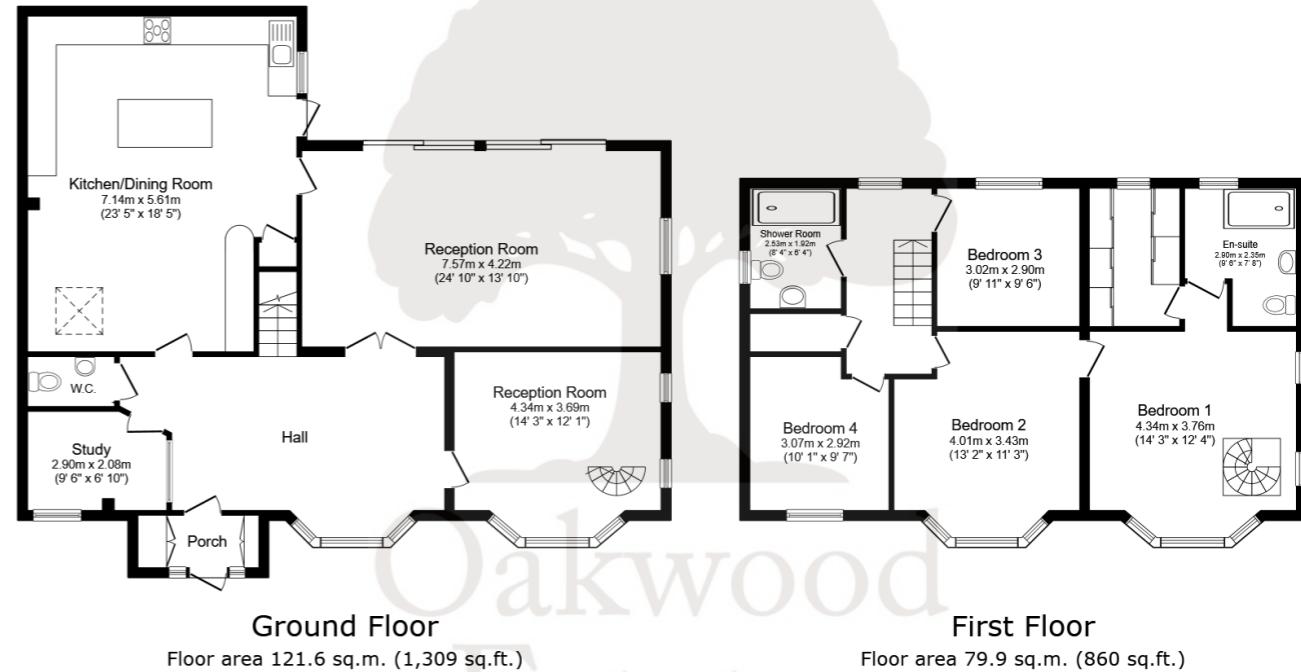
Iver Heath is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington, 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 a Gym.

Schools

In close proximity to each other, Iver Heath Infant School and Nursery and Iver Heath Junior School are mere fractions of a mile apart, with the former at 0.2 miles and the latter slightly farther at 0.3 miles. Moving a bit farther out, The Chalfonts Community College is situated approximately 5.51 miles away, followed by Burnham Grammar School at 5.9 miles. Slightly more distant is Beaconsfield High School, located around 7.01 miles away, and then John Hampden Grammar School at approximately 11.97 miles. This area also boasts numerous additional educational institutions, providing a diverse range of options for students and families.

Council Tax

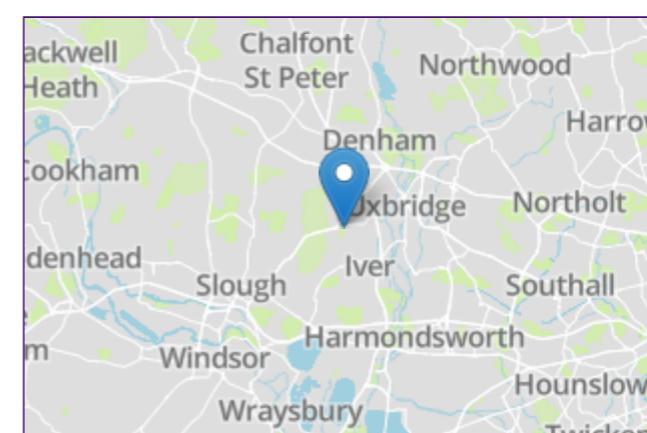
Band F



Total floor area: 201.4 sq.m. (2,168 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 Govview.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	80
(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		